

**SOUTH STRABANE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES**

June 1, 2023

APPROVED MEETING MINUTES

The Planning Commission of South Strabane Township held its Regular Meeting on Thursday, June 1, 2023 at 7:02 p.m. in the Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present: Thomas Steele, Chair; Joe Kopko; Paula Phillis; Fred Pozzuto; Dan Reitz.

Not Present: Jay Gordan, Vice Chair; Donald Snoke (Alternate); and Brand Boni

Also Present: Supervisor Mark Murphy; Township Engineer Scott Groom; Township Solicitor Megan Patrick; and Township Manager Brandon Stanick

1. PLEDGE OF ALLEGIANCE

Chair Steele led the group in the Pledge of Allegiance.

2. PUBLIC COMMENT

Chair Steele announced the Planning Commission allocates a period of time during this item for those individuals who would like the opportunity to address the Planning Commission on any matter. Each person addressing the Planning Commission is asked to limit their comments to a maximum of three (3) minutes.

Mr. George Rowan, resident on Flint Drive, expressed his concern for the Township allowing planned residential developments and homeowner associations. He stated residents are not in favor of more development or close together housing. Mr. Rowan expressed concern for his HOA in Strabane Manor noting a fence permit was issued by the Township for an aluminum fence when the HOA rules and regulations used to not allow aluminum fences. He concluded by asking the Planning Commission to put a moratorium on development.

Mr. Jeffrey Bull, resident on S. Main St., stated there needs to be limits placed on development. The community has great access and is very attractive, filled with multi-generational families. He asked if South Strabane wants to be more like North Strabane or like Peters where there are bigger homes on bigger lots. He encouraged a moratorium on development.

Mr. Michael Gomber, resident on Meyers Road, asked the Planning Commission if the Township has a business plan. Chair Steele advised the Township has a Comprehensive Plan updated in 2017. Mr. Gomber asked the Planning Commission to consider encouraging larger homes be built.

Mr. Gaylord Plants, resident on Vance Station Road, expressed his concern with the townhouse development in Cecil Township where one unit caught fire and damaged the other units. He stated that if you have single family homes then you would only have one fire. He stated South Strabane is a beautiful place, but no one knows their neighbors anymore.

3. CONSIDERATION OF THE PLANNING COMMISSION REGULAR MEETING MINUTES FOR APRIL 6, 2023

Mr. Pozzuto moved to approve the minutes as presented. Mr. Reitz seconded the motion. The motion passed unanimously with Ms. Phillis abstaining.

4. CONSIDERATION OF PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION APPROVAL FOR IAN AND NICOLE HALEY OF THE HALEY CONSOLIDATION PLAN FOR THE PROPERTY LOCATED AT 120 EASTPOINTE DR.

Mr. Ian Haley, property owner and applicant, stated his property is currently divided into four separate parcels. Three of the parcels are much smaller than the larger parcel which is improved with a single family house. He noted he and his family are planned to construct a pool in the back yard this coming summer and cannot accomplish this without consolidating all four parcels into one parcel. The three smaller parcels were actually part of the Hilltop Acres Plan originally.

Chair Steele asked for a summary from Mr. Groom. Mr. Groom provided his report to the board.

June 1, 2023

Ref. No. 454-03-151

Mr. Brandon J. Stanick, Manager
Township of South Strabane
550 Washington Road
Washington, PA 15301-9622

Dear Mr. Stanick:

**Township of South Strabane
Application for Subdivision Approval
Preliminary and Final Approval Review
Minor Subdivision Application – Consolidation Plan for Ian P. and Nichole Haley**

An application for Subdivision Approval has been received from Ian and Nichole Haley for Consolidation Plan for Ian P. and Nichole L. Haley.

KLH Engineers, Inc has completed a review of the following drawings and documents received by this office for compliance with Township Ordinances:

- Township of South Strabane Application Subdivision Approval dated May 12, 2023.
- Consolidation Plan for Ian P. and Nichole L. Haley prepared by Mounts Engineering dated April 30, 2023, Revised May 31, 2023.

The purpose of this Consolidation Plan is to combine Washington County Tax Parcels 600-005-09-00-0006-00, 600-005-03-03-0003-01, 600-005-03-03-0004-01 and 600-005-03-03-0005-01 into one Tax Parcel.

The properties are located in the R-1 Neighborhood Residential Zoning District.

The application was reviewed as a minor subdivision for compliance under the South Strabane Township Subdivision and Land Development Ordinance Chapter 206 and the Zoning Ordinance Chapter 245.

The subdivision has been reviewed for preliminary and final approval per §206-14.

CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT
ARTICLE IV – MINOR SUBDIVISIONS
206-13 APPLICATION PROCEDURE-Completeness Review

The application is in compliance with the requirements of Chapter 206, Article IV – Minor Subdivisions.

CHAPTER 245 ZONING
ARTICLE IV – R-1 NEIGHBORHOOD RESIDENTIAL DISTRICT

The Subdivision Plat contains the required Table of Zoning Requirements.

The application is in compliance with the requirements of Chapter 245, Article VI for R-1 Neighborhood Residential District.

On behalf of South Strabane Township, KLH Engineers and the Township reserve the right to amend this review and/or add additional comments when new or revised information is submitted for consideration. The Township may have additional comments.

The application was reviewed solely for conformance to Township Ordinance standards. Revised plans address all previous comments. We are recommending both preliminary and final approval of the application for subdivision for subdivision for Consolidation Plan for Ian P. and Nichole L. Haley.

Very truly yours,
KLH ENGINEERS, INC.

Scott D. Groom, PLS
cc: Robert Horvat, PE, KLH Engineers
Ian Haley
Jonathan Mounts, Mounts Engineering

Following a brief discussion with no concerns for the proposal, Ms. Phillis moved to recommend the Board of Supervisors grant Preliminary and Final Subdivision Approval for the Haley Consolidation Plan of 120 Eastpoint Drive. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

5. REVIEW AND DISCUSSION OF ZONING CODE BULK STANDARDS, PLANNED RESIDENTIAL DEVELOPMENT STANDARDS AND STANDARDS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Supervisor Mark Murphy shared his thoughts on possible changes to the Zoning Code and the Subdivision and Land Development Ordinance (“SALDO”). He noted his preferences for wider streets, sidewalks on both sides of the street, mail box groupings, street lighting, additional

landscaping and trees, larger cul-de-sacs and recreational facility requirements for planned residential developments. He also expressed his desire for the Township to lessen the intensity and density allowed for PRDs.

A discussion then ensued.

Mr. Kopko, using his home in the Eastpoint neighborhood noted it is difficult sometimes to have sidewalks on both sides of the street.

Chair Steele stated that PRDs are fine tools, but the developments have to be situated near access points to better facilitate the traffic that is created.

Ms. Laynee Zipko, resident on Berry Rd., stated developments should have more trees to balance the impact to their carbon footprint. She expressed her opinion the Township needs more commercial than residential development.

Chair Steele noted the dynamic of the market place with the developments that are proposed or approved in the Township. The PRD tool provides greater flexibility to make it economically viable for development while providing certain amenities for the neighborhoods, such as pools, sidewalks, street lighting, etc. A discussion followed.

6. ADJOURNMENT

There being no further business to come before the Commission, Mr. Pozzuto moved to adjourn the meeting at 8:14 p.m. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Brandon J. Stanick
Township Manager