

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

July 6, 2023

**APPROVED MEETING MINUTES**

The Planning Commission of South Strabane Township held its Regular Meeting on Thursday, July 6, 2023, at 7:00 p.m. in the Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present: Thomas Steele, Chair; Jay Gordan, Vice Chair; Brad Boni; Paula Phillis; Fred Pozzuto; Dan Reitz.

Not Present: Donald Snoke (Alternate); Joe Kopko;

Also Present: Township Engineer Scott Groom; Township Solicitor Al Burke; and Township Manager Brandon Stanick

**1. PLEDGE OF ALLEGIANCE**

Chair Steele led the group in the Pledge of Allegiance.

**2. PUBLIC COMMENT**

No public comment.

**3. CONSIDERATION OF THE PLANNING COMMISSION REGULAR MEETING MINUTES FOR March 2, 2023, and June 1, 2023.**

There were no March 2, 2023, minutes for approval. Mr. Reitz moved to approve the minutes as presented. Ms. Phillis seconded the motion. The motion passed unanimously with Mr. Gordan abstaining.

**4. CONSIDERATION OF PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION APPROVAL FOR RONALD AND KELLY ROBINSON FOR THE RONALD ROBINSON SUBDIVISION PLAN OF THE PROPERTY LOCATED AT 600 FLORAL HILL DRIVE.**

Mr. Groom reviewed his letter and reported that all comments have been addressed. Mr. Pozzuto commented that the Floral Hill Sewer and Water lines need to be noted on the plan. Mr. Groom confirmed that this is a requirement of the SALDO.

Mr. Gordan moved to recommend the Board of Supervisors grant Preliminary and Final Subdivision Approval for the Ronald Robinson Subdivision Plan of the property located at 600 Floral Hill Drive conditioned upon satisfying the comments in the engineer's review letter as well as locating the gas meter and water and sewer lines on the plan. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

**5. CONSIDERATION OF PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION APPROVAL FOR MATTHEW AND NICOLE SENKINC FOR MATTHEW SENKINC SUBDIVISION OF THE PROPERTY LOCATED AT 1427 N. MAIN STREET.**

Mr. Groom reviewed his letter and noted the correction that North Main Street is a state highway and that an HOP may be required. Mr. Groom also stated that all utilities are shown on the plan. Mr. Pozzuto commented that the driveway should be shown on the plan and that the ROW on adjacent Lot #2 should also be called out on the plan.

Mr. Pozzuto moved to recommend the Board of Supervisors grant Preliminary and Final Subdivision Approval for the Matthew Senkinc Subdivision of the property located at 1427 N. Main Street conditioned upon satisfying the comments in the engineer's review letter as well as Mr. Pozzuto's comments. Mr. Gordan seconded the motion. The motion passed on a unanimous voice vote.

**6. CONSIDERATION OF PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL FOR WEST PENN POWER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A MECHANICS GARAGE FOR THE PROPERTY LOCATED AT 365 WASHINGTON ROAD.**

The developer reported that the project is necessary because West Penn Power has outgrown their current facility, they have a growing service fleet, and the trucks are getting larger. A question was asked whether there will be oil water separation at the garage. Brenda Kael (sp) stated that yes, it currently exists. Mr. Gordan asked how many more vehicles would be housed at the facility. The answer was given that there will not be more vehicles housed there, it is a matter of the size of the vehicles, Mr. Groom stated that all comments from his review letter have been addressed. Mr. Steele asked if the buffer area requirement would come into play and Mr. Groom replied that it does not. Mr. Steele asked if there would be a retaining wall. Brenda Kael (sp) replied that there will be a retaining wall and that it will be 10' tall at its highest point and that there would be a fence installed at the top of the wall. Mr. Steele asked if there is a lighting plan. Mr. Groom stated that there is a lighting plan, and it is the last page of the plan set.

Mr. Gordon moved to recommend the Board of Supervisors grant Preliminary and Final Land Development Approval for West Penn Power for the construction, operation and maintenance of a mechanics garage for the property located at 365 Washington Road conditioned upon satisfying the comments in the engineer's review letter. Mr. Reitz seconded the motion. The motion passed on a unanimous voice vote.

**7. REVIEW AND DISCUSSION OF ESTABLISHING ZONING REGULATIONS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC VEHICLE CHARGING STATIONS FOR COMMERCIAL PROPERTIES.**

Chief Jordan Cramer made a presentation on electric vehicle charging stations. He stated that the EV charging stations are not more likely to catch fire than previously, there are just more of them. He stated that they burn much hotter and much longer than other vehicle fires and take more water to put them out. Chief Cramer stated that EV charging stations are currently being reviewed by Code Council. He then showed a video of a burning electric vehicle. Mr. Pozzuto asked what if an electric vehicle catches fire in a person's home. Chief Cramer stated that there are currently no regulations to address the situation. Discussion ensued about the different types of vehicle batteries and the carcinogens in the foam used to extinguish the fires. Chief Cramer showed a video of a lithium battery explosion in a residential home. Discussion ensued about requiring conditional use approval. Ms. Phillis commented that perhaps firewalls for each parking space could be required. Chief Cramer commented that it may be very difficult to do that, but separating the vehicles would be helpful. Discussion then ensued on EV spaces at fast food restaurants.

This being Brandon Stanick's last meeting, the planning commission thanked him for his service.

**8. ADJOURNMENT**

There being no further business to come before the Commission, Mr. Gordon moved to adjourn the meeting at 8:07 p.m. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Jeffrey Ziegler for Brandon J. Stanick  
Township Manager