

SOUTH STRABANE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
October 18, 2017

The Planning Commission of South Strabane Township held a Special Meeting on Wednesday, October 18, 2017 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Paula Phillis, Chairman; Joseph Kopko, Vice-Chairman; Laynee Zipko, Susan Bayard and Jay Gordon. Also present were: Township Engineer Michael Sherrieb; Planning Consultant Carolyn Yagle; Township Manager Brandon Stanick and Recording Secretary Ellen Wallo. Member Tom Steele was absent.

Chair Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

Discussion Concerning the Proposed Update to the South Strabane Township Comprehensive Plan.

Planning Consultant Carolyn Yagle of Environmental Planning and Design presented Items Recommended for Incorporation into the Comprehensive Plan, which is a result of the meetings with the Planning Commission and their suggestions for additions to the Comprehensive Plan before sending the Plan to the Board of Supervisors for public comment.

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South Strabane

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Items Recommended for Incorporation into the Comprehensive Plan

The following items represent input received from Planning Commission and the *general public*.

- 1) Formatting Enhancements
 - a. Expand on table of contents & provide page numbers
 - b. Include a zoning map clear overlay for reference use/overlapping on other maps
 - c. Create an acknowledgements page
 - d. Add photo captions
 - e. Expand glossary of terms (e.g. Public Infrastructure Service Area, sensitive resources, infill, blight, etc.)

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2) Part 1: Introduction

- a. p. 5: Add reference to rise/stability of aging population and its impacts on community (Regional trend, downsizing, low taxes, attraction to type of development/real estate choices in Twp., housing availability)
- b. p. 5: Add millage rates of Township and surrounding communities; identify general relationships of taxes and types of services
- c. p. 9: If possible, clarify realtor's contributed comment of what "more value" means
- d. p. 14: Pipelines vs. wells updates
 - i. Add a description for types of community-wide resources/data that may not be available but influential to general land use planning
- e. p. 15: Net developable area
 - i. Include an introductory paragraph/explanation regarding the mechanics behind the build-out process/layering of information
 - ii. Further outline relationship of previous mining and impact on infrastructure expansion

3) Objective 1

- a. Emphasize importance of existing neighborhoods contributing to the community's character
- b. Include a general discussion on being proactive in minimizing domino effect of blight; identify areas sensitive to the potential impacts (e.g. Laboratory, Patton, Manifold/Panorama)
- c. Highlight Township's role in being supportive of policies & programs to make resources (of others) available

4) Objective 2

- a. No additions identified to date

5) Objective 3

- a. Add bullet point related to inclusion of quality open space & connectivity for residential and non-residential developments

6) Objective 4

- a. Outline the importance for general consistency between the comprehensive plan and community's ordinances

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7) Objective 5

- a. Emphasize significance of this objective with an additional introduction paragraph re: community's long-standing support through land use policies and relationship to tax base

8) Objective 6

- a. Modify components of Tier explanations as it relates to potential example projects

9) Objective 7

- a. Call out specific intersections for potential further analysis and safety coordination/improvements

10) Objective 8

- a. Include a diagram of possible gateways; include listing of potential destinations to consider as part of connectivity plan initial ideas

11) Objective 9

- a. No additions identified to date

12) Objectives 10 and 12

- a. No additions identified to date

13) Objectives 11 Lead-ins

- a. Include reference of Tri-Cog. Collaborative's *Financial Impacts of Blight* in Appendix; include relevant portions of publications from DCED as related to public services & municipal budgeting
- b. *Make another tie-in to previous discussion regarding environmental relationship with land use (e.g. mining/pipelines) as well as relationship of infrastructure service and densities; reference example infrastructure improvement costs (\$600,000+ per/1 mile)*

14) Objective 13

- a. Include graphs of existing budget allocations for reference purposes (excerpt from May 2017 Public Hearing exhibits)

15) Under Regional Relationships

- a. Mapping/description of land uses for surrounding municipalities to be added

16) Implementation/Action Plan

- a. *Emphasize the importance of establishing Implementation Committee early*
- b. Add an action as it relates to Township-School District coordination
- c. Clarify legend for Potential Partner column
- d. *Add language that highlights example provisions such as "build road infrastructure development costs into Subdivision and Land Development"*

17) Future Land Use Plan diagram

- a. Refine legend on Future Land Use Places for Agricultural and Industrial (instead of A-1 and I-1)
- b. Change map name to Proposed Future Land Use
- c. Represent oil and gas extraction zones as green with a hatch pattern (instead of purple)
- d. Illustrate general extent of Infrastructure Service Area
- e. *Note in text lead in: general nature of land use categories and clarify how policies can be drafted to balance development in higher intensity areas with with open space conservation and ensure infrastructure service areas are optimized*

18) Include an Appendix with portions of PennDOT's 12-year plan relevant to the Township and immediate surrounds), Tri-Cog. Collaborative's *Financial Impacts of Blight* in Appendix and relevant portions of publications from DCED

Chair Phillis stated that, in addition to the above notes, Objective 9 should be added to Objective 6. Ms. Yagle will add that to the Items Recommended for Incorporation into the Comprehensive Plan.

Ms. Zipko stated that she does not agree completely with the proposed future Land Use Map in the Comprehensive Plan. She feels that some of the areas shown in purple (I-1) have no infrastructure and that the large orange area (higher intensity residential) should be moved into the red area (commercial/mixed use). And then the red area could be used for intense housing. She also feels the orange area should be classified as farmland.

Ms. Phillis stated that the Implementation Committee called for by the Plan may be the best way to address Ms. Zipko's remarks.

After further discussion, Mr. Kopko moved to recommend the proposed update to the South Strabane Township Comprehensive Plan be sent to the Board of Supervisors with the additional comments prepared by Ms. Yagle. The motion was seconded by Mr. Gordon.

A discussion followed and Mr. Kopko withdrew his motion.

Mr. Kopko moved to recommend the Board of Supervisors approve the proposed update to the Comprehensive Plan with the condition the Planning Commission's comments, as presented in the October 18, 2017 Items Recommended for Incorporation into the Comprehensive Plan, be incorporated into the document itself and not just included as an addendum.

Chair Phillis thanked the Steering Committee for their time and hard work that was put into the preparation of the Comprehensive Plan.

Mr. Kopko thanked the public who participated in the preparation of the Comprehensive Plan also.

Adjournment

Mr. Gordon moved to adjourn the meeting at 8:00 P.M. The motion was seconded by Ms. Bayard and passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary

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