

SOUTH STRABANE TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
October 5, 2017

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, October 5, 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; Fred Pozzuto, Laynee Zipko and Susan Bayard, Members. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Christopher Furman; Planning Consultant Carolyn Yagle; Township Manager Brandon Stanick and Recording Secretary Ellen Wallo. Members Tom Steele and Jay Gordon were absent.

Chair Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

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

Planning Consultant Carolyn Yagle of Environmental Planning and Design reviewed the Comments to Date that were prepared after the September 21, 2017 Special Meeting with the Planning Commission:

Provide table of contents and page numbers;
Create an acknowledgements page; and include "Public Infrastructure Service Area" in glossary terms.
Expand glossary of terms to include:

Objective 1: No additions identified to date.

Objective 2: No additions identified to date.

Objective 3: Add bullet point related to inclusion of quality open space and connectivity for residential and non-residential developments.

Objective 4: Outline the importance for general consistency between the Comprehensive Plan and community's ordinances.

Objective 5: Emphasize significance of this with additional introduction paragraph.

Objective 6: Modify components of Tier explanations as it relates to potential example projects.

Objective 7: Consider identifying specific intersections for safety improvements.

Objective 8: Gateways-include diagram of possible gateways; include listing of potential destinations to Consider as part of connectivity plan initial ideas.

Objective 9: No additions identified to date.

Objective 10: Public services-include Tri-Cog. Collaborative's *Financial Impacts of Blight* as appendix; include relevant portion of publications from DCED as related to public services and municipal budgeting.

Objective 11: No additions identified to date.

Objective 12: No additions identified to date.

Objective 13: Include graphs of existing budget allocations.

Regional Relationships:

Map/describe of land uses of surrounding municipalities.

Legend for potential partner column.

Appendix to include PennDOT's 12-year plan (portions relevant to South Strabane and immediate surroundings).

Ms. Yagle advised that a meeting is scheduled for October 18, 2017 as a follow-up to tonight's meeting, if needed.

In Part 1: Introduction, under 3 Connectivity, Mr. Pozzuto asked that connectivity between developments be stated. This would provide for less traffic on Route 19, for example.

In Key Trends, Mr. Pozzuto asked about the mention of an aging population in South Strabane Township. He inquired if this was caused by more homes for the elderly in the Township or downsizing by the present population.

Mr. Pozzuto also mentioned that he would like to have a Municipal Tax Chart added to the charts listed under Key Trends.

In Objective 10, Mr. Pozzuto suggested adding a 50 foot riparian corridor.

Mr. Kopko brought up the subject of blighted areas in the Township and how they fit into the Comprehensive Plan. A discussion followed. Mr. Stanick stated the Comprehensive Plan shouldn't define "blight".

Two map overlays will also be prepared by Ms. Yagle and will be presented at the October 18, 2017 meeting.

Proposed Text Amendment

The next agenda item was a proposed text amendment submitted by the Township Board of Supervisors to remove "Light Manufacturing Facilities" from the C-3 Zoning District.

Mr. Stanick stated that along with his staff report, provided before the meeting, he provided a memo from Solicitor Furman regarding this text amendment and copies of Planning Commission minutes of January and February, 2015 when Light Manufacturing was added to the C-3 Zoning District.

Mr. Pozzuto stated that he feels there is no need to remove such wording from the C-3 Zoning District. When Chapman Business Properties applied in January, 2015 for a Zoning Text Amendment, the Planning Commission felt they had two choices: change the C-3 Zoning District to a Mixed Use District or add Light Manufacturing Facilities to the C-3 Zoning District.

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The Commission felt that the addition of the use of Light Manufacturing Facilities, to the C-3 Zoning District including design standards, was the best option.

Ms. Phillis stated that this was not done just for Chapman Business Properties, but for any property in the C-3 District that would seek to have a Light Manufacturing Facility.

Mr. Stanick stated that in the event Light Manufacturing Facility use is removed from the C-3 District, it is recommended that Section 245-137.1 be retained with the exception of 1A as this section identifies standards for Light Manufacturing Facilities.

Mr. Pozzuto stated that the Township cannot send businesses wishing to move into the Township to areas where there is no infrastructure.

In response to a statement by Judy Panasik (resident on Green Crescent Drive), Tony Rosenberger of Chapman Business Properties stated no changes were ever made to the original plans to build a world headquarters for Ensinger, Inc. along Tanger Boulevard in the C-3 Zoning District.

After further discussion, Mr. Pozzuto moved to not remove “Light Manufacturing Facilities” from the C-3 Zoning District based upon the previous decision of the Planning Commission to add “Light Manufacturing Facilities” to such C-3 Zoning District. The motion was seconded by Ms. Phillis. The motion passed on with the following Roll Call vote and carried with a 4-1 vote.

Ms. Zipko-Yes
Ms. Bayard-No
Mr. Kopko-Yes
Ms. Phillis-Yes
Mr. Pozzuto-Yes

Discussion Regarding an Agricultural Security Area in the Township

Township Manager Stanick reported that, with regard to an Agricultural Security Area in South Strabane Township, that he has contacted the Department of Agriculture and they will be sending a representative to a future Planning Commission Meeting to further advise the Commission on this item. The Board of Supervisors has advertised for members to serve on the Agricultural Security Area Advisory Board.

Ms. Phillis suggested a Continuance of this item until the next Planning Commission Meeting. It was the consensus of the Planning Commission to continue this item to the next meeting.

Minutes

Ms. Bayard moved a motion to approve the September 7, 2017 meeting minutes as presented. The motion was seconded by Ms. Zipko and passed on a unanimous voice vote.

Mr. Pozzuto moved a motion to approve the September 21, 2017 meeting minutes as presented. The motion was seconded by Ms. Zipko and passed on a unanimous voice vote.

Adjournment

There being no further business to come before the Board, Ms. Zipko moved to adjourn the meeting at 10:00 p.m. Mr. Kopko seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary