

SOUTH STRABANE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
September 21, 2017

The Planning Commission of South Strabane Township held a Special Meeting on Thursday, September 21, 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 and Laynee Zipko and Jay Gordon. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Christopher Furman; Planning Consultant Carolyn Yagle; Brandon Stanick, Township Manager and Ellen Wallo, Recording Secretary. Members Tom Steele and Susan Bayard were absent.

Chair Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

Richard Luketich (resident on Booth Road) stated that he felt the Township did not follow the current Comprehensive Plan and didn't know if the Township needed a new one.

Denise Aloia (resident of Kingswood Court) asked about property on Munce Ridge Road and its zoning classification. Mr. Pozzuto stated that the Comprehensive Plan doesn't address specific zoning issues.

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

Planning Consultant Carolyn Yagle of Environmental Planning and Design spoke to the Commission and visitors regarding the Comprehensive Plan and the work that went into preparing the Plan.

Ms. Yagle stated that the Steering Committee met many times to prepare the document and now is the time to move forward for public review and to send the Plan to the Board of Supervisors for a Public Hearing. There are three meetings scheduled with the Planning Commission for public comment.

Ms. Yagle explained that, in preparing the new Comprehensive Plan, the Steering Committee used 2010 Census data and looked at the character, service and quality of life in the Township. Ms. Yagle advised that the 2020 Census should be incorporated into this Comprehensive Plan when it becomes available.

Mr. Kopko responded to Mr. Luketich's comment advising that the Township will use this Plan and a committee is proposed to lead its implementation.

Mr. Pozzuto stated that he would like to see a table of contents, a list of preparers and a glossary of terms included in the Plan. He also expressed his preference that PennDOT's 12 year plan should be included as an Appendix and that left/right turns be studied and that no cuts be made on Route 19 in commercial areas that aren't necessary.

Ms. Zipko stated that developers need to add more green space, walkways and sidewalks in future developments.

Mr. Pozzuto pointed out that the Comprehensive Plan is a tool for the Township to use when working with developers.

Chair Phillis thanked the Steering Committee for their hard work in preparing the Comprehensive Plan.

Ms. Yagle then reviewed the Objectives of the Plan.

Objective 1: Encourage development that best utilizes existing building stock, complements neighboring land uses and established community character, encourage “close-to-home” access to goods and professional services, and is sustainable.

A discussion regarding a proposal for Ensinger, Inc. light manufacturing facility ensued.

Objective 2: Continue to provide a full range of housing types throughout the community to encourage retention of long-term residents and to attract a new generation of residents.

Objective 3: Strategically address land use and development issues and reinforce the community’s high-quality development standards.

Objective 4: Utilize existing zoning and subdivision ordinances to encourage greater development synergies, understanding and compliance.

Objective 5: Promote South Strabane as a business-friendly community.

Objective 6: Enhance the transportation infrastructure to promote ease and safety for vehicular traffic.

Objective 7: Enhance the transportation infrastructure to promote ease and safety for non-vehicular traffic and pedestrians.

Objective 8: Develop a focused Complete Streets network through transportation projects in an affordable, balanced, responsible and equitable manner that accommodates and encourages travel by motorists, bicyclists and pedestrians of all ages and ability.

Objective 9: Develop and pursue a Comprehensive Amenities Action Plan.

Objective 10: Plan future growth and development to conserve and preserve natural resources, cultural amenities and environmentally sensitive areas.

Objective 11: Work to establish a stronger identity for the Township to build a stronger sense of place and to promote meaningful citizen participation in all aspects of local government to inform, engage in and stay abreast of trends.

Objective 12: Track progress related to the on-going implementation of the Comprehensive Plan.

Objective 13: Support public services and facilities necessary to enhance public health, safety and welfare within the framework of responsible spending and debt service so that the needs of a growing and aging community can be met.

In conclusion, Ms. Yagle stated the next meeting for reviewing the Comprehensive Plan is scheduled for October 5, 2017.

September 21, 2017

Page 2

Staff Update

Township Manager Stanick reported that there will be an item on the October 5, 2017 Planning Commission Meeting regarding an application received for an Agricultural Security Area.

Additionally, he stated the Board of Supervisors is proposing a text amendment to remove “Light Manufacturing Facilities” from the C-3 Zoning District.

There being no further business to come before the Board, Mr. Gordon moved to adjourn the meeting at 9:00 p.m. Mr. Kopko seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary