

PLANNING COMMISSION MEETING MINUTES

DRAFT

September 7, 2017

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, September 7, 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 new Member Susan Bayard. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Christopher Furman; Brandon Stanick, Township Manager and Ellen Wallo, Recording Secretary. Members Tom Steele and Jay Gordon were absent.

Chair Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

Final Subdivision Approval for Ben Minor/Roger L. Johnson Trust for two-lot subdivision at Thome Drive, Zoning District A-1.

Mr. Minor was in attendance and stated that this was a previous submittal, but that no one was in attendance at the last meeting to provide information for this item.

Engineer's Comments (KLH Engineers, Inc.):

An application for Subdivision Approval has been received from Ben Minor and the Harshman CE Group, LLC for Preliminary Approval of a minor subdivision for the Roger L. Johnston Trust Subdivision Plan No. 2, Zoning District A-1.

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 for Subdivision Approval dated June 12, 2017 as submitted by Ben Minor.
- Subdivision Plan prepared by Harshman CE Group, LLC dated July 5, 2017 Rev. 3.

CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT

ARTICLE IV-MINOR SUBDIVISIONS

SECTION 206-13 APPLICATION PROCEDURE-Completeness Review

The application has been reviewed, and has been determined complete with the requirements of Section 206-13 as filed on July 6, 2017.

September 7, 2017

CHAPTER 245-ZONING-Compliance Review A-1 Zoning District

This property is zoned A-1.

The Subdivision Plat contains the required Table of Zoning Requirements and is in compliance with the zoning requirements of Article IV for the A-1 District Sections 245-14 through 245-29.

GENERAL COMMENTS

1. The Township may have additional comments.
2. The applicant has requested a waiver be approved by the Board of Supervisors under Section 206-53.B to waive the requirement of concrete monuments along the original parcel boundary and lot corners since the applicant did not conduct a formal survey of the original parcel as part of this subdivision revision. The subdivided parcel is properly monumented with steel pins as required by Section 206-53.A.

An application for Subdivision Approval has been received from Ben Minor and the Harshman CE Group, LLC for Preliminary Approval of a minor subdivision for the Roger L. Johnston Trust Subdivision Plan No. 2, Zoning District A-1.

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

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CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT

ARTICLE IV-MINOR SUBDIVISIONS

SECTION 206-13 APPLICATION PROCEDURE-Completeness Review

The application has been reviewed, and has been determined complete with the requirements of Section 206-13 as filed on July 6, 2017.

CHAPTER 245-ZONING-Compliance Review A-1 Zoning District

This property is zoned A-1.

The Subdivision Plat contains the required Table of Zoning Requirements and is in compliance with the zoning requirements of Article IV for the A-1 District Sections 245-14 through 245-29.

September 7, 2017

GENERAL COMMENTS

1. The Township may have additional comments.
2. The applicant has requested a waiver be approved by the Board of Supervisors under Section 206-53.B to waive the requirement of concrete monuments along the original parcel boundary and lot corners since the applicant did not conduct a formal survey of the original parcel as part of this subdivision revision. The subdivided parcel is properly monumented with steel pins as required by Section 206-53.A.

Mr. Sherrieb recommends final approval of the minor subdivision approval at this time, with recommendation to the Township Board of Supervisors that they waive the required number of concrete monuments along the original parcel boundary since this is a revision to the previous subdivision and the applicant was not involved in survey of the original parcel boundary.

Mr. Pozzuto then moved to recommend approve of the Ben Minor/Roger L. Johnson Trust Subdivision at Thome Drive, Zoning Districe A-1. The motion was seconded by Ms. Zioko. The motion passed by a unanimous voice vote.

Ms. Zipko moved to approve the minutes of the meeting of August 3, 2017. The motion passed by a unanimous voice vote.

There being no further business to come before the Board, Ms. Zipko moved to adjourn the meeting at 7:08 P.M. Ms. Bayard seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,



Ellen G. Wallo
Recording Secretary

September 7, 2017