

PLANNING COMMISSION MEETING MINUTES
July 6, 2017

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, July 6, 2017 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Paula Phillis, Chairman; Fred Pozzuto; Laynee Zipko; Tom Steele and Jay Gordon, Members. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Christopher Furman; Brandon Stanick, Township Manager and Ellen Wallo, Recording Secretary. Vice-Chairman Joseph Kopko was absent.

Chairman Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

Charlene Scuvotti, 55 Pine Valley Road spoke about issues she and her husband have had with the Amordoro Subdivision in the past. She asked that a time limit to record this current subdivision be put on Amordoro if the Board recommends approval.

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

Present in support of this application were Ben Minor and Brian Lyle of Harshman CE Group, LLC.

Township Engineer Michael Sherrieb provided the following comments:

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.

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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.

Mr. Sherrieb recommended preliminary approval of the minor subdivision application at this time with the 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 surveying the original parcel boundary.

In response to a question from Mr. Pozzuto, Mr. Lyle stated that the Planning Module has been completed and is ready for signatures from the Chairpersons from this Board and the Board of Supervisors.

Chair Phillis then asked for questions from the Board and there were none.

Mr. Pozzuto moved to recommend Preliminary Subdivision Approval for Ben Minor/Roger L. Johnson Trust for two-lot subdivision at Thome Drive, Zoning District A-1, subject to the engineer's comment regarding waiving the requirement of concrete monuments along the original parcel boundary and lot corners. The motion was seconded by Mr. Gordon. The motion passed on a unanimous voice vote.

Preliminary Subdivision Approval for Amordoro Land Development, LLC for 2 lots of the Amordoro Land Development Plan of Lots, Revision No. 1, Pine Valley Road, Zoning District R-2.

Present in support of this application was John Diamond, Amordoro Land Development, LLC. Mr. Diamond stated that the four lots shown on the drawing were previously approved, but were not recorded. He is not looking to change the lot lines, just to create an easement for access and utilities.

Michael Sherrieb, KLH Engineers, Inc., provided the Engineer's Comments:

An application for Subdivision Approval has been received from Amordoro Land Development, LLC and the Trant Corporation for Preliminary Approval of a minor subdivision for the Amordoro Land Development Plan of Lots Revision No. 1, Zoning District R-2.

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 22, 2017 as submitted by Amordoro Land Development, LLC.

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- Subdivision Plan prepared by Trant Corporation dated June 21, 2017 Rev. 2.

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 R-2 Zoning District

This property is zoned R-2.

The Subdivision Plan contains the required Table of Zoning Requirements and is in compliance with the zoning requirements of Article VI for the R-2 District Sections 245-30 through 245-37.

In order to be in compliance with the Subdivision and Land Development Ordinance and to obtain final approval of the Amordoro Plan of Lots Revision No. 1, the applicant must provide a copy of the access/utility easement maintenance agreement to South Strabane Township as required under Section 206-67.D.(8).

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 application is not creating or establishing any new lot lines, corner or lots. The application revision is solely to create an access/utility easement to serve Lot 3 and Lot 4.

Mr. Sherrieb recommended preliminary approval of the minor subdivision application at this time, with a recommendation to the Township Board of Supervisors that they waive the required number of concrete monuments along the original parcel boundary since this revision is not creating or establishing any new lot lines, corners or lots.

Charlene Scuvotti expressed concern for several topics she felt should be dealt with by the Planning Commission at this meeting. Township Solicitor Furman advised that this is only a meeting on the subdivision of these lots.

Chair Phillis asked for questions from the Board and there were none.

Mr. Steele recommended Preliminary Subdivision Approval for Amordoro Land Development, LLC for 2 lots of the Amordoro Land Development Plan of Lots, Revision No. 1, Pine Valley Road, Zoning District R-2, subject to the engineer's comments and all comments being satisfied noted in the July 6, 2017 e-mail from Trant Corporation to Michael Sherrieb regarding this subdivision. The motion was seconded by Mr. Pozzuto. The motion passed on a unanimous voice vote.

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Preliminary Subdivision Approval for James Angelides-c/o J. Angelides Enterprises, L.P. for the Bradford Run PRD-Phase 2, 31 lots on Country Club Road, Zoning District R-2.

Jonathan G. Garczewski, P.E. of The Gateway Engineers. Inc. and John Quigley, JMQ Development were present in support of this application.

Mr. Garczewski stated that this subdivision plan is a revision of a previously approved plan. There will now be 35 single-family homes where there were previously planned to be 62 townhomes.

Engineer's Comments:

An application for Major Subdivision Approval has been received from James Angelides, of J. Angelides Enterprises, L.P. and The Gateway Engineers for Preliminary Approval of a major subdivision for the Bradford Run Plan of Lots Phase 2, Zoning District R-2.

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 22, 2017 as submitted by J. Angelides Enterprises, L.P.
- Subdivision Plan prepared by Gateway Engineers dated June 22, 2017.

CHAPTER 206 SUBDIVISION AND LAND DEVELOPEMNT

ARTICLE IV-MAJOR SUBDIVISIONS

SECTION 206-20 APPLICATION PROCEDURE-Completeness Review

The application has been reviewed, and has been determined complete with the requirements of Section 206-20 as filed on July 6, 2017.

CHAPTER 245-ZONING-Compliance Review R-2 Zoning District

This property is zoned R-2.

The Subdivision Plat contains the required Table of Zoning Requirements and is in compliance with the zoning requirements of Article VI for the R-2 District Sections 245-30 through 245-37.

In order to be in compliance with the Subdivision and Land Development Ordinance and to obtain the final approval of the Bradford Run Plan of Lots Phase 2, the applicant must provide the following:

Revise the peak post-construct release rate for the 2-year, ten-year, 25-year and 100-year storms as to not exceed the permitted post-construction peak release rate of 80% of the predevelopment release rate.

Provide the required stormwater management easements and agreements as defined in Sections 198-28 through 198-31 and make payment into the Municipal Stormwater Maintenance Fund as required by Section 198-32.

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Submit the revised Traffic Impact Study to PADOT for their consideration. PADOT previously approved Traffic Impact Study dated May 30, 2013. The applicant should resubmit the Traffic Impact Study to the PADOT with revisions to accurately reflect the reduction in peak trip count, and so the PADOT has the most accurate information.

GENERAL COMMENTS

1. The Township may have additional comments.
2. The applicant must provide site survey monuments, benchmarks, and lot pins for the subdivision as defined and required under Section 206.53.

Mr. Sherrieb recommended preliminary approval of the Bradford Run Plan of Lots Phase 2 Subdivision Application at this time, with final approval pending completion of the aforementioned items.

Mr. Pozzuto recommended Preliminary Subdivision Approval for James Angelides-c/o J. Angelides Enterprises, L.P. for the Bradford Run PRD-Phase 2, 31 lots on Country Club Road, Zoning District R-2, subject to the engineer's comments. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

Land Development Approval for Bradford Run PRD-Phase 2 off Country Club Road, Zoning District R-2.

Mr. Sherrieb stated that this application is in compliance but that he does not have engineer's comments to present tonight.

Mr. Gordon then recommended a Continuation of this item until the August 3, 2017 Planning Commission Meeting. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

MINUTES

Mr. Gordon moved to approve the minutes of the June 1, 2017 Planning Commission Meeting as presented. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

ADJOURNMENT

There being no further business to come before the Board, Mr. Gordon moved to adjourn the meeting at 8:40 P.M. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary

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