

PLANNING COMMISSION MEETING MINUTES

June 1, 2017

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, June 1, 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; Tom Steele and Jay Gordon, Members. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Dennis Makel and Brandon Stanick, Township Manager. Ellen Wallo, Recording Secretary, was absent.

Chairman Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

There were no Public Comments.

Public Hearing: Conditional Use Approval for Presbyterian Seniorcare for Woodside Place of Washington (a proposed nursing facility) at 954 Redstone Road, Zoning District R-3.

Present in support of this application were Greg Malisky, Senior Director of Financial and Support Services for Presbyterian Seniorcare and Sean Donnelly, P.E. of Gateway Engineers.

Township Engineer Michael Sherrieb provided the following comments:

Section 245-130 Application Procedure-Completeness Review

The Conditional Use Application dated May 18, 2017, was found to be complete on June 1, 2017. The application was reviewed for compliance with the Township Zoning Article VII, R-3 Medium-Low-Density Residential District specifically Section 245.39.B(1)(j) Conditional Uses Nursing Home, subject to Section 245-130.

The Conditional Use Application was determined to be in compliance with the requirements under Section 245-130 A through K. This property is zoned R-3.

Chair Phillis stated that she is concerned with an adult daycare going into this facility as it is not an allowed use.

Following Chair Phillis' statement, there was discussion regarding the adult daycare being considered at a later time. The adult daycare is not required for the applicant to have a dementia center (nursing home use). Township Manager Stanick advised the applicant may seek a text amendment in the future to allow for adult day care in the R-3 District.

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Mr. Pozzuto brought up issues about licensure and concerns from the Fire Chief. Mr. Malisky stated that dementia care is separate licensing than adult day care. Chief Reese stated that the ladder truck routes seem to be all right and he will review the hose cabinets when the building plans are presented.

After further discussion, Mr. Pozzuto recommended Conditional Use Approval for Presbyterian Seniorcare for Woodside Place of Washington (a proposed nursing facility) at 954 Redstone Road. The motion was seconded by Ms. Zipko. The motion passed on a unanimous voice vote.

Preliminary and Final Land Development Approval for Presbyterian Seniorcare for Woodside Place of Washington (a proposed nursing facility) at 954 Redstone Road, Zoning District R-3.

Township Engineer Sherrieb provided the following Comments:

A Land Development application dated May 18, 2017 was received from Gateway Engineers, on behalf of Presbyterian Senior Care, for preliminary and final land development approval for the development of land at 954 Redstone Road (South Main Street) a R-3 Medium-Low-Density Residential District as a Nursing Home (dementia Care) facility, pending approval of a previously submitted Conditional Use application.

The Land Development application was reviewed by KLH Engineers, Inc. for completeness and compliance with the Township zoning requirements for land development of an approved conditional use in an R-3 Commercial District, for a Nursing Home (Dementia Care) facility. The application, description and drawings indicate the facility will consist of the Nursing Home and also an Adult Daycare facility. Adult Day Care is not defined as a permitted use, conditional use or use by special exception for the R-3 Medium-Low-Density Residential District as defined in Section 245-39 Authorized Uses, therefore the land development application was only reviewed on the basis of the land development application for the Nursing Home (Dementia Care) facility.

The land development application dated May 18, 2017 was found to be complete on June 1, 2017 with the requirements of Article VI Land Development Procedures, specifically Section 206.36.A-X. preliminary and final application requirements.

The application was reviewed for compliance with the Township zoning Article VII. R-3 Medium-Low-Density Residential District specifically Section 245-39.B(1).(j) conditional uses Nursing Home, landscaping and buffering requirements, trip generation/traffic study requirements, parking requirements, and site lighting requirements.

Plans were also provided to the Township Fire and Police Departments for review and comment. Township Fire Chief Scott Reese has requested the Planning Commission consider recommending approval with the following conditions:

“Developer shall install Fire Hose Cabinets on both levels of the facility at locations approved by Chief Reese since access by the Department is only available on two sides of the facility.”

No comments from Police Chief Zofchak were received to date.

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The land development application was determined to be in compliance with the zoning and land development requirements of South Strabane Township. Mr. Sherrieb recommended preliminary and final approval of the land development application for the Nursing Home (Dementia Care) facility. Separate approval should be sought by the applicant for the identified Adult Daycare facility.

Mr. Pozzuto asked what the sewage plans are based upon. Mr. Donnelly stated that the plans are based on the number of beds in the facility. Mr. Donnelly also stated that plans have been sent to Washington-East Washington Joint Authority (WEWJA) and are being reviewed at this time. He stated that the sewer line belongs to the Presbyterian facility.

Mr. Makel stated that any approvals should be subject to WEWJA and Fire Chief Reese approvals.

In response to a question from Mr. Pozzuto, Mr. Sherrieb stated that he will need to review any changes to the storm water plans.

Mr. Steele asked if there will be an agreement with the Condo Association. Mr. Donnelly answered that there will be an agreement.

Ms. Zipko recommended Preliminary and Final Land Development Approval for Presbyterian Seniorcare for Woodside Place of Washington (a proposed nursing facility) at 954 Redstone Road, Zoning District R-3 subject to conditions of Chief Reese, Chief Zofchak and for sewage and stormwater reviews and engineer's comments. The motion was seconded by Mr. Gordon. The motion passed on a unanimous voice vote.

MINUTES

Ms. Zipko moved to approve the minutes of the April 6, 2017 meeting with one correction. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Cynthia Rossi stated that motions should be recommendations. Mr. Makel stated that motions are actually motions to recommend approval to the Board of Supervisors.

Ms. Zipko moved to clarify that motions were actually motions to recommend approval to the Board of Supervisors. Mr. Gordon 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 7:45 P.M. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Brandon J. Stanick
Township Manager

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