

PLANNING COMMISSION MEETING MINUTES
April 6, 2017

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

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

Vice-Chair Kopko led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

There were no Public Comments.

Preliminary and Final Subdivision Approval for Simyet, Inc./Peter D. Lyle, Esquire for the Siegel Plan of Lots No. 4 on Quarry Road, Zoning District R-1.

Present in support of this application was Peter Lyle, Esquire who explained that this subdivision received approval from the Planning Commission on August 4, 2016. The mylar was inadvertently not recorded at the Court House and the ninety day time period to record such mylar elapsed.

Mr. Lyle stated that there were no changes to this subdivision since the approval was granted.

Township Engineer Michael Sherrieb provided the following Comments:

**Chapter 206 Subdivision and Land Development
Article IV
206-13 Application Procedure-Completeness Review**

The application was determined to be complete with the requirements of Section 206-13 as submitted on March 30, 2017.

Chapter 245-Zoning-Compliance Review R-1 Zoning District

This property is zoned R-1.

The Subdivision Plat contains the required Table of Zoning Requirements and is in compliance with the zoning requirements of the R-1 District.

I am recommending preliminary and final approval of the minor subdivision application at this time.

Mr. Gordon then moved to recommend approval of the Preliminary and Final Subdivision for Simyet, Inc./Peter Lyle, Esquire. The motion was seconded by Ms. Zipko. The motion passed on a unanimous voice vote.

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Preliminary Land Development Approval for Manganas Enterprise for an office building addition to an existing warehouse building at Route 519 and Rankin Road, Zoning District I-1.

John Manganas and Tom Manganas were present in support of this application.

Township Engineer Sherrieb provided the following Comments:

The application for Land Development Approval package was reviewed for completeness per the requirements of Article VI, Section 206-35.C and Section 206-36.A-X. The application was determined to be incomplete with the requirements for Preliminary Land Development Approval. The following items will need provided:

Section 206.36 Preliminary and Final Application Requirements

- C. A copy of the applicant's cover letter transmitting the application to the Washington County Planning Commission for review.
- F. Evidence that the lot or lots on which the land development is proposed are lots of record. The Plan indicates two parcel ID numbers which do not correspond to the parcel ID numbers listed on the Washington County Parcel Viewer system.
- I.(9). Existing platting of the land immediately adjacent to the site, including the names of all adjoining landowners.
- (10). Existing watercourses, wetlands, tree masses, steep slopes, areas subject to periodic flooding as identified on current Official Map for the Township issued by the Federal Insurance Administration and other significant natural features. The plan indicates the building addition is located 100% within the identified Flood Plain on the Official Map. Section 245-225.A prohibits any construction, development of change to existing conditions of any type, whether involving structures or land features, in a flood plain unless a zoning certificate is obtained from the Zoning Officer. Compliance with the provision of Section 245-225 through Section 245-235 are required to obtain the zoning certificate for development within the flood plain. A Hydrologic and Hydraulic Study Report should be provided to determine the impacts of development within the defined floodplain.
- (16). The proposed use, location, area, height, and bulk of all existing and proposed structures and dimensions of all yards. Site plan indicates three (3) existing buildings but does not define their use. Aerial of site indicates four (4) existing structures.
- (18). The number of dwelling units, if any and the dwelling unit density. No Equivalent Dwelling Units provided for sewage planning. Eleven (11) employee parking spaces are proposed for the new office. Eleven (11) employees at 35 gpd/employee requires sewage facilities with a capacity of 385 gpd. This does not include the existing warehouse and any other existing structures which have undefined uses. No sewage facilities are available on site. Currently the site is serviced with porta-john toilets. No sewage facilities planning has been provided for whether on-site treatment or public sewage certification.
- (20). Patterns of pedestrian and vehicular circulation on the site, ingress, egress and circulation into and out of the site, including pavement markings and or directional signs.
- (21). Location, size and specifications for private improvements, such as curbs, sidewalks, driveways, parking areas, landscaping strips or planters, wheelstops, stormwater management facilities and the like. No landscaping plans have been provided. Buffer Area A is required between the land development and the neighboring residential parcel.
- (22). Location and specifications for lighting of parking areas and walkways. Statement that wall pack lighting will be provided but no specifications and no lighting plan provided.
- (23). The location and types of proposed landscaping materials. None provided.

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- M. A landscaping plan showing compliance with all applicable buffer area and landscaping requirements of Chapter 245 of the Zoning Code of the Township of South Strabane.
- N. A site lighting plan showing compliance with Section 206-73.
- S. E&S Control Plan which conforms to the requirements of the Pennsylvania Clean Streams Law, and Chapter 102 of the Rules and Regulations of the PaDEP, and evidence of review and approval by the Washington County Conservation District.
- X. Evidence of cross-easements and maintenance agreements for shared parking or shared driveways.

The application for Land Development Plan Approval once complete must also comply with the zoning requirements of Article XII. For the I-1 zoning district, including but not limited to Section 245-80 area and bulk regulations, Section 245-81 off street parking and loading, Section 245-82 signs, Section 245-83 buffer areas and landscaping, and Section 245-85 performance standards.

Mr. Sherrieb pointed out that two (2) of the items above are significant: the new building appears to be 100% in a floodplain and Sewage Facilities Planning is missing.

John Manganas stated that his property where the proposed addition is to be located is two feet higher than the floodplain distinction. It is in a flood fringe area. He also stated that he received approval for a holding tank in the 1990's.

Mr. Pozzuto informed Mr. Manganas that his engineer, HMT and Associates, must show FEMA and DEP approvals with any future submission.

After future discussion, Mr. Pozzuto moved to table action on the Preliminary Land Development Approval for Manganas Enterprise for an office building addition to an existing warehouse building at Route 519 and Rankin Road, Zoning District I-1, subject to acceptance of a Waiver of MPC Time Requirements by John Manganas. Mr. Manganas signed the waiver. The motion was seconded by Ms. Zipko. The motion passed by unanimous voice vote.

Bradford Run developers for a subdivision revision discussion, Country Club Road, Zoning District R-2/PRD.

Pat Cooper, Gateway Engineers and John Quigley, J.M.Q. Development, were present in support of this application.

Gateway Engineers advised that the developer of the Bradford Run Residential Development along Country Club Road is proposing to make adjustments to the previously approved Tentative Master Plan granted by South Strabane Township in 2007.

The currently approved Tentative Master Plan, granted July 23, 2015, depicts 88 townhomes and 81 single-family lots (169 total units). The developer would like to reduce the density significantly, eliminating most of the townhome lots and replacing them with single family lots (139 total units). The approved road infrastructure and configuration will not change with these proposed changes; the only change will be fewer units.

Mr. Cooper stated they presented this revision to the Planning Commission in advance of a regular meeting to get the Board's opinion on these changes.

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MINUTES

Ms. Zipko moved to approve the minutes of the March 2, 2017 meeting. Mr. Pozzuto 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,

Ellen G. Wallo
Recording Secretary

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