

PLANNING COMMISSION

March 2, 2017

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, March 2, 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, Jay Gordon and Tom Steele, Members. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Chris Furman, Brandon Stanick, Township Manager and Ellen Wallo, Recording Secretary.

Chair Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

Charlene Scuvotti (resident on Pine Valley Road) asked that the Board review the Storm Water Management Act and how it is enforced. Ms. Scuvotti lives below the Meadows Landing Development and has had problems with water runoff for several years on her property.

Ms. Phillis thanked Ms. Scuvotti for her input.

Preliminary Subdivision Approval for Sperdute Land Surveying/Strabane Manor Lot 307 Revised, for four (4) units on Flint Drive, zone R-4.

Chair Phillis announced that at the Agenda Meeting, which was held before the Regular Meeting, it was decided to view this item for Preliminary and Final Subdivision Approval.

Present in support of this application was Jim Sperdute of Sperdute Land Surveying.

The Township's Engineer Michael Sherrieb reported the following documents have been reviewed by KLH Engineers, Inc. for compliance with Township Ordinances:

- . Township of South Strabane Application for Subdivision Approval dated February 8, 2017.
- . Subdivision Plan prepared by Sperdute Land Surveying dated February 8, 2017.

The applicant has provided all of the required information in Section 206-13 for the minor subdivision application. The application was determined to be complete as filed on March 2, 2017.

Township Engineer Sherrieb reported this property is zoned R-4 and the Subdivision Plat contains the required Table of Zoning Requirements for the R-4 Medium Density Residential District.

The application has been determined to be in compliance with both the requirements of Article VIII, Sections 245-46 through Section 245-53 for the R-4 Medium Density Residential District, and the requirements of Article IV, Sections 206-11 through 206-13 for minor subdivisions.

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Township Engineer Sherrieb recommended Preliminary and Final Approval of the application for the minor four lot subdivision for Strabane Manor Lot 307 Revised.

After further discussion, Mr. Pozzuto moved to recommend Preliminary and Final Subdivision Approval for Sperdute Land Surveying/Strabane Manor Lot 307 Revised, for four (4) units on Flint Drive. Mr. Steele seconded the motion. The motion passed on a unanimous voice vote.

KGA Partners for pre-application meeting regarding a proposed land development in South Strabane Township at Meadows Landing.

James H. McCune, Esquire introduced Gerald Cipriani of KGA Partners and Brian Moyer and Ryan Klousnitzer of NRV, Inc./Ryan Homes.

Mr. Klousnitzer presented a rendering of a plan of housing units at Meadows Landing. The proposed housing plan will be a combination of townhomes, patio homes and single-family homes. The plan is to construct approximately 420-460 homes.

Mr. Klousnitzer explained that this property is now zoned C-2, which will necessitate a rezoning to R-3.

Road access to this housing plan is proposed to be from Route 19 to Helen Drive and also directly onto Fischer Road.

Chair Phillis noted that Fischer Road may not be equipped to handle the amount of traffic generated by 420-460 new residences. Ms. Zipko agreed and stated traffic from this site will leave Fischer Road and travel to Manifold Road, which is also not equipped to handle such traffic.

Township Manager Stanick asked the price point of the proposed homes. Mr. Moyer stated the prices would range from \$200,000 to \$350,000.

Ms. Scuvotti stated that anyone is welcome to view her property and the water problems she has had since the development of Meadows Landing.

Cynthia Rossi (Zediker Station Road) stated that a new Comprehensive Plan is being worked on by the Steering Committee and may make some changes to Zoning Districts when complete.

Chair Phillis thanked the representatives for coming before the Board to discuss this preliminary plan.

MINUTES

Ms. Zipko moved to approve the minutes of the February 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 8:00 P.M. Mr. Steele seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary