

## PLANNING COMMISSION

February 2, 2017

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, February 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

There were no comments from the audience.

### **Preliminary and Final Subdivision Approval for Edward Roman for a 3 lot subdivision at 60 Paul Drive, zone R-2.**

Present in support of this application was Edward Roman, D.D.S., property owner, of 60 Paul Drive.

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 January 3, 2017.
- . Sanitary Sewer Service letter from Washington-East Washington Joint Authority dated January 27, 2017 stating public sanitary sewage is available to serve the subdivision.
- . Fully executed Planning Module Exemption Mailer for sewage facilities planning dated January 27, 2017.
- . Subdivision Plan, Edward Roman Subdivision Plan prepared by Miles Davin, Jr, PLS dated December 19, 2016.

The Roman Plan has been determined complete with the requirements of Section 206-13 as filed on February 1, 2017.

Township Engineer Sherrieb reported this property is zoned R-2 and the Subdivision Plat contains the required Table of Zoning Requirements. The application was reviewed for compliance with the requirements of Chapter 245, Article VI for the R-2 Suburban Residential District. The Application was determined to be in compliance with the zoning requirements of Section 245-30 through Section 245-37 for the R-2 District.

Township Engineer Sherrieb recommended Preliminary and Final Approval of the application for minor subdivision for the Edward Roman 3 Lot Subdivision, 60 Paul Drive.

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Dr. Roman stated that he has lived at 60 Paul Drive since 1984 when he purchased a 10 acre plot. His son is planning to build on one of the subdivided lots and the other will be sold at a future date.

After further discussion, Mr. Gordon moved to recommend Preliminary and Final Subdivision Approval for Edward Roman for a 3 lot subdivision at 60 Paul Drive, zone R-2. Mr. Steele seconded the motion. The motion passed on a unanimous voice vote.

**This application is for Preliminary Land Development Plan Approval for Aldi-Washington, PA for property located at 18 Trinity Point Drive, zone C-2.**

Present in support of this application were Christina Morascyzk, Aldi's Director of Real Estate and Christopher V. Kamar, P.E., APD Engineering & Architecture, PLLC.

Ms. Morascyzk stated that Aldi-Washington, PA has been open for 14 years and is a very successful operation. The plan will add one more aisle to the store and all freezer units will be changed. The building will be bumped out 19 ft. on the wall facing the parking lot. Because of the bump out, the driveway will be shifted and the pylon sign will be moved to a new location on the site.

In response to a question from Township Manager Stanick, Ms. Morascyzk stated that the total reinvestment in the store will be approximately \$2 million.

Ms. Morascyzk reported that construction will be approximately 15 weeks. The store will remain open for 10 weeks of that time and will close for 5 weeks.

Township Engineer Sherrieb reported that KLH Engineers, Inc. received an application for Land Development Plan Approval from APD Engineering and Architecture, PLLC, dated January 17, 2016 for a proposed expansion and renovation of the ALDI-Washington Store #51 located at 18 Trinity Point Drive, a C-2 Commercial District on behalf of ALDI, Inc. Included in this Land Development Plan Approval application was the following:

- . Application for Land Development Approval dated January 17, 2017.
- . Plans prepared by APD Engineering and Architecture, PLLD, dated January 17, 2017 Including existing Site Survey, Demolition Plan, Site Plan, Grading and Drainage Plan, Details Sheets, and Specifications.
- . Plans prepared by APD Engineering and Architecture, PLLC, dated January 27, 2017 including Floor Plan, Exterior Elevations Plan, and Lighting Schedule.

The application for Land Development Approval 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 complete with the requirements for a Preliminary Land Development Approval as submitted on December 23, 2016 with the following minor deficiencies:

- . Section 206.36.C. Requires a copy of the applicant's cover letter transmitting the application to the Washington County Planning Commission for review.

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Section 206.36.I (26). Requires spaces for the signatures of the Chairman and Secretary of the Planning Commission and the Chairman and Secretary of the Board of Supervisors be provided on the Land Development Plans. These signature lines have not yet been provided on the plans, but space is provided on the Land Development Application for the approval dates and signatures.

Section 206-36.S. Requires review and approval of the Erosion and Sedimentation Control Plan by the Washington County Conservation District. Submission to WCCD and approval for WCCD should be provided.

The application for Land Development Approval was also reviewed for compliance with the zoning requirements of Section 245-63 through Section 245-69 for the C-2 Zoning District. The application was also reviewed for compliance with the zoning requirements for Section 245-170 Performance Standards, which includes noise, vibrations, odors and glare, Section 245-171 Buffer Areas and Landscaping and Section 245-181 through Section 245-185 Off-Street Parking and Loading for the C-2 District. The Land Development Plan was found to be in compliance with these sections of the Zoning Code as they relate to the proposed land development and the C-2 Zoning District.

Mr. Pozzuto asked Mr. Kambar to look into making the drive lanes in and out of the development larger than proposed. He explained that traffic that exits left backs up into the parking lot and he feels that making the entrance larger would allow cars to turn left out and right out and minimize the traffic issue. Mr. Kambar will look into the problem and advise of a solution, if possible.

Following discussion the Planning Commission changed the agenda item from Preliminary to Final Land Development Land Plan Approval.

After further discussion, Mr. Gordon moved to recommend Preliminary and Final Land Development Plan Approval for Aldi-Washington, Inc. for property located at 18 Trinity Point Drive, zone C-2, conditioned upon final approval by the Township Engineer. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

## MINUTES

Ms. Zipko moved to approve the minutes of the January 5, 2017 meeting. Mr. Steele seconded the motion. The motion passed on a unanimous voice vote.

## ADJOURNMENT

There being no further business to come before the Board, Ms. Zipko moved to adjourn the meeting at 7:46 P.M. Mr. Gordon seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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