

PLANNING COMMISSION

January 5, 2017

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, January 5, 2017 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

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

Mr. Pozzuto led the group in the Pledge of Allegiance.

The first agenda item was Reorganization for 2017. Mr. Pozzuto stated that he has been Chairman for three (3) years and is ready to hand that position on to another member.

REORGANIZATION

Chairman

Mr. Gordon moved to appoint Paula Phillis as Chairman for 2017. The motion was seconded by Ms. Zipko and carried.

Vice-Chairman

Ms. Zipko moved to appoint Joseph Kopko as Vice-Chairman for 2017. The motion was seconded by Mr. Pozzuto and carried.

Secretary

Mr. Kopko moved to appoint Ms. Zipko as Secretary for 2017. The motion was seconded by Mr. Gordon and carried.

Meeting Date and Time

Mr. Kopko moved a motion to hold Agenda Planning Commission Meetings as the fourth Thursday of each month at 7:00 P.M. and Planning Commission Regular Meetings on the first Thursday of each month at 7 P.M. The motion was seconded by Mr. Gordon and passed.

The gavel was then passed to Ms. Phillis. Ms. Phillis thanked Mr. Pozzuto for his service as Chairman.

PUBLIC COMMENTS

Cynthia Rossi, Zediker Station Road, suggested that the Planning Commission Agenda Meeting Agenda be added to the Township website. She also stated that minutes from all meeting should be posted in a timely manner.

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This agenda item is for Final Subdivision Approval for Presbyterian Seniorcare/Gateway Engineers, Inc. for a Revised Woodlands at Redstone Subdivision No. 4, 2 lots at Redstone Road, zone R-3.

Present in support of this application was Jim Brethauer of Gateway Engineers.

The Township's Engineer Michael Sherrieb reported the application has been reviewed, and has it been determined complete with the requirements of Section 206-13 as filed on November 30, 2016.

He reported this property is zoned R-3. The Subdivision Plat contains the required Table of Zoning Requirements. This application is in compliance with the requirements of Chapter 245, Article VII for R-3 Medium-Low Density Residential District. The issue with the existing frame garage structures and the existing lot line of parcel A-2R-1 has been resolved. A variance allowing the existing garage structures within the 15 foot side yard setback was verified through the Township and the variance dated May 18, 1996 has been noted on the subdivision plan.

Chair Phillis asked Mr. Brethauer if he had any comments. There were no comments from Mr. Brethauer.

After further discussion, Chair Phillis moved to recommend Final Subdivision Approval for Presbyterian Seniorcare/Gateway Engineers, Inc. for a Revised Woodlands at Redstone Subdivision No. 4, 2 lots at Redstone Road, zone R-3. The motion was seconded by Ms. Zipko and carried.

This application is for Final Land Development Plan Approval for W&W Realty Enterprises, L.P., for an automobile/vehicle storage lot off of Munce Ridge Road, zone R-2.

Present in support of this application were Dan Wind, W&W Realty, Enterprises, L.P., Thomas A. Lonich, Esquire and Richard Rush, Widmer Engineers.

Township Engineer Sherrieb reported 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-H of the Township Code. The application was determined complete with the requirements for Preliminary Land Development Approval as submitted on December 23, 2016.

The Final Land Development Plan was also reviewed for the required items listed in Section 206.36.I through X. The following comments are provided on the status of these requirements:

- Section 206-36.I.(12). Final Site Grading has been provided as part of the Land Development Plans and demonstrates compliance with Chapter 109, of the Township Code. A Grading Permit is required for this work and should be obtained from the Code Enforcement Officer.
- 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.

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- Section 206.36.V Development Agreement if required by Section 206.43 of this Chapter. Section 206.43 indicates final approval of all land developments shall be subject to the execution of a development agreement where public improvements are proposed or where, at the discretion of the Board of Supervisors, a development agreement is warranted to guarantee that the conditions attached to the final approval are carried out. A development agreement is not required as there are not proposed public improvements; however, the Board of Supervisors may require a development agreement to assure the conditions specified as part of the approved Use by Special Exception application are met.

Township Engineer Sherrieb reported the application for Land Development Plan Approval was also reviewed for compliance with the zoning requirements of Section 245.63.C.(1).(b) subject to Section 245-121 Comparable Uses Not Specifically Listed and Section 245-163 Vehicle Rental, Sales and Service, which is the most nearly comparable use by special exception or conditional use listed in 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 as well as Section 245-171 Buffer Areas and Landscaping 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.

Thomas Lonich, Esquire, stated that the Planning Commission had recommended approval and the Board of Supervisors had given permission for W&W Realty to have a sales lot at the Colussi property on Munce Ridge Road adjacent to the Township Building. The Zoning Hearing Board had approved a Special Exception on November 2, 2016 for an automobile/vehicle storage lot at this site.

Rich Rush (Widmer Engineering), Engineer for W&W Realty, presented an Existing Conditions Plan and a Development Plan. Mr. Rush stated that 75 to 100 feet of existing woods in the rear of the lot will remain. There will be a 4-way stop at the entrance to the site. There will be seven (7) light poles with less light than is emitted at their other site on Smith Drive. There will be no buildings and no sewage, but an NPDES Permit is required.

The Planning Commission suggested that the conditions imposed by the Zoning Hearing Board on W&W Realty Enterprises, L.P. should be included in these minutes. They are as follows:

- A. There would be no car carriers or showing of vehicles on at the property.
- B. There would be a gate at the entrance of the property which would be locked during off hours of the primary business, Washington Ford. Also, a stop sign would be erected requiring vehicles to stop when exiting the lot.
- C. The hours of use of the lot would be the same as Washington Ford:
 - Mon.-Thurs. 8 a.m. to 9 p.m.
 - Friday 8 a.m. to 6 p.m.
 - Saturday 9 a.m. to 5 p.m.
 - Sunday Closed
- D. There will be no intercom or public address system utilized at the property.
- E. Lighting at the property would be of low level security type.
- F. There would be no servicing, repair or washing of vehicles showing exterior damage.

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Mr. Lonich noted the agenda states Final Land Development Plan Approval for W&W Realty Enterprises, L.P., for an automobile storage lot off of Munce Ridge Road, zone C-2. He asked that it read: Final Land Development Plan Approval for W&W Realty Enterprises, L.P. for an automobile/vehicle storage lot off of Munce Ridge Road, zone C-2.

Mr. Pozzuto moved to recommend that the agenda be revised to read: Final Land Development Plan Approval for W&W Realty Enterprises, L.P. for an automobile/vehicle storage lot off of Munce Ridge Road, zone C-2. The motion was seconded by Mr. Kopko and carried.

After further discussion, Chair Phillis moved to recommend Final Land Development Plan Approval for W&W Realty Enterprises, L.P. for an automobile/vehicle storage lot off of Munce Ridge Road, zone C-2, conditional upon Washington County Conservation District approval of an National Pollutant Discharge Elimination System Permit. He further moved to recommend the Township review and evaluate traffic stop signage at the driveway entrance to this site and that the conditions provided in the Zoning Hearing Board Findings of Fact be shown on the drawings of this site. The motion was seconded by Mr. Gordon and carried.

MINUTES

Mr. Pozzuto moved to approve the minutes of the meeting of December 1, 2016. The motion was seconded by Chair Phillis and carried with Mr. Gordon abstaining.

There being no further business to come before the Board, Ms. Zipko moved to adjourn the meeting at 8:15 P.M. The motion was seconded by Mr. Gordon and carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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