

SOUTH STRABANE TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

June 6, 2019

**APPROVED MEETING MINUTES**

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, June 6, 2019 at 7:00 P.M. in the Mae C. Reynolds Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present: Chairperson Joe Kopko, Vice-Chairperson Fred Pozzuto, Ms. Susan Bayard, Mr. Jay Gordon, Ms. Paula Phillis, and Mr. William Ursic.

Not Present: Mr. Thomas Steele

Also present: Township Manager Brandon J. Stanick, Assistant to the Township Manager Patrick Conners, Solicitor Christopher Furman and Township Engineer Michael Sherrieb

Chair Kopko led the group in the Pledge of Allegiance.

A list of 3 visitors is on file at the Municipal Building.

**PUBLIC COMMENT:**

No public comments were received.

**APPROVAL OF PLANNING COMMISSION MINUTES – May 2, 2019**

Mr. Gordon moved to approve the May 2, 2019 Regular Meeting minutes. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

**APPLICATIONS FOR PRELIMINARY AND FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT APPROVALS FOR BRADFORD RUN PHASE 4 REVISED**

The following comments from the Township Engineer (KLH Engineers) were received:

*Attachment 1*

**Township of South Strabane  
Bradford Run Planned Residential Development – Phase 4  
Land Development Application Preliminary Review**

A land development application prepared by Gateway Engineers was received on behalf of J. Angelides Enterprises, LLC, on May 23, 2019 for Preliminary Land Development approval for the Planned Residential Development of land for the Bradford Run Phase 4 development located on Country Club Road, South Strabane Township the R-2 Suburban Residential District.

The land development application was reviewed by KLH Engineers, Inc. for completeness and compliance with the Township land development, storm water, and zoning requirements for an approved Planned Residential Development use in the R-2 Suburban Residential District.

The land development application dated May 23, 2019 was found to be complete on June 4, 2019 with the requirements of Article VI Land Development Procedures, specifically §206-36.A-X. for preliminary application requirements.

The application was reviewed for compliance with the Township Zoning Article VI, for the R-2 Suburban Residential District specifically §245-30 through §245-37 and Article XIV. Planned Residential Developments §245-94 through §245-98. The application was found to be in compliance with the Zoning requirements for a Planned Residential Development in the R-2 Suburban Residential District based on the granted variances from the Zoning Hearing Board of January 17, 2007, July 10, 2013, and the Modification/waiver request approved by the Board of Supervisors in August, 2013.

The Application is also in compliance with the Township's Subdivision and Land Development Ordinance requirements per §206 and the Township's Storm Water Management requirements per §198.

The land development application is in compliance with the zoning, land development, and storm water requirements of South Strabane Township. I am recommending preliminary approval of the land development application for the Bradford Run, Planned Residential Develop Phase 4 at this time.

#### *Attachment 2*

### **Township of South Strabane Application for Subdivision Approval Preliminary and Final Approval Review for Major Subdivision Application Bradford Run Plan of Lots Phase 4, zoned (R-2)**

An application for Major Subdivision Approval has been received from J. Angelides Enterprises, L.P. and Gateway Engineers for Preliminary and Final Approval of a major subdivision for the Bradford Run Planned Residential Development, Phase 4, zoned R-2.

KLH Engineers, Inc has completed a review of the following drawings and documents received by this office for compliance with Township Ordinances:

- Township of South Strabane Application For Subdivision Approval dated May 23, 2019 as submitted by J. Angelides Enterprises, L.P.
- Subdivision Plans prepared by Gateway Engineers dated May 23, 2019.

### **CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT ARTICLE IV – MAJOR SUBDIVISIONS §206-20 APPLICATION PROCEDURE-Completeness Review**

The application has been reviewed and has been determined complete with the requirements of §206-20 as filed on June 4, 2018.

## **CHAPTER 245 – ZONING-Compliance Review R-2 Zoning District**

This property is zoned R-2.

The Subdivision Plat contains the required Table of Zoning Requirements and is in compliance with the zoning requirements of Article VI for the R-2 District §245-30 through §245-37, and Article XIV for Planned Residential Developments §245-94 through §245-98, based on the listed variances and modification/waiver requests previously approved by the Zoning Hearing Board and Board of Supervisors respectively.

The application is also in compliance with the Subdivision and Land Development Ordinance requirements per §206 and the Township Storm Water Management Plan per §198.

### **GENERAL COMMENTS**

1. The Township may have additional comments.
2. The applicant must provide site Survey monuments, benchmarks and lot pins for the subdivision as defined and required under §206-53.
3. The total number of lots involved in Phase 4 as listed are 31, numbered 401 through 431 on the Phase 4 Subdivision Plan. These lots were identified on the March 23, 2019 Revised Master Plan with different lot numbers as follows:

401 – 149	419 - 203
402 – 150	420 - 202
403 – 151	421 - 182
404 – 152	422 - 183
405 – 153	423 - 184
406 – 154	424 - 185
407 – 155	425 - 186
408 – 156	426 - 187
409 – 157	427 - 188
410 – 158	428 - 204
411 – 159	429 - 205
412 – 160	430 - 206
413 – 161	431 - 207
414 – 162	
415 – 192	
416 – 191	
417 – 190	
418 – 189	

The Lots have not changed in quantity or in size from the previously approved 2017 Master Plan they have only been renumbered to reflect the 31 lots to be installed in Phase 4.

I am recommending Preliminary and Final Approval of the Bradford Run PRD, Phase 4 major subdivision application at this time.

Township Engineer Sherrieb reported that all zoning comments outlined on the site plans have been verified by Township Staff. Township Engineer Sherrieb also highlighted that Fire Chief Reese will review fire hydrant placement within the development. Township Engineer Sherrieb stated the walking trail and exercise stations have been confirmed on the site plan. Township Engineer Sherrieb concluded by reporting that in addition to the waiver request concerning side yard setback reduction (from 20 feet to 15 feet) the Applicant is requesting a modification to the approved plan regarding sidewalk width. Township Engineer Sherrieb highlighted that this request has been granted for the previous phases of the Bradford Run Development.

Mr. Pozzuto highlighted that reducing the overall space between dwelling units ultimately reduces the amount of green space within the Development. Mr. John Quigley, also representing the Applicant, stated that the initial plan for the Bradford Run Development included the construction of townhome units. Mr. Quigley highlighted that market conditions altered the Developer's plans, ultimately resulting in the Developer's request to build single family dwellings on smaller lots to accommodate a strong market demand for low maintenance units. Township Engineer Sherrieb reported that in 2017 the Township granted approval to an alteration in the Development's Master Plan changing the townhomes to single family dwellings.

Chair Kopko inquired regarding the status of the walking/exercise trail system within the Development. Mr. Quigley stated the trail system would be installed. Mr. Quigley highlighted the Developer intends to modify the Master Plan's approved trail system in order to better accommodate residents within the Development. Mr. Quigley reported that no timetable had been established for this process. Chair Kopko highlighted the trail alteration ultimately had no impact on the subdivision request before the Commission for review. Ms. Bayard inquired regarding the exercise stations. Township Manager Stanick displayed renderings of similar stations for the Commission.

After further discussion, Mr. Gordon moved to recommend Preliminary and Final Minor Subdivision and Preliminary and Final Land Development approval for Bradford Run Phase 4 Revised. Ms. Bayard seconded the motion. The motion passed on a unanimous voice vote.

### **CONSIDERATION OF A DRAFT ORDINANCE REGARDING THE TOWNSHIP'S OPEN SPACE, PARKS AND RECREATION REGULATIONS FOR RESIDENTIAL DEVELOPMENTS**

The Commission discussed reducing the total square footage required for low-impact active recreation per dwelling unit from 500 sq. ft. to 250 sq. ft. Township Manager Stanick highlighted the definitions of low-impact and high-impact recreation, briefly discussing the difference between the two. Township Manager Stanick illustrated the current requirements by using Strabane Manor as an example, highlighting that the current requirements may be excessive. Township Manager Stanick discussed different facilities that could be constructed to help fulfill the recreational requirements of the Ordinance, including basketball, soccer, volleyball, and tennis facilities. Chair Kopko stated that reducing the required sq. footage devoted to low-impact active recreation would be a good compromise and would not over burden large developments. Mr. Pozzuto highlighted that each developer should be able to cater their recreational facilities to their desired customers. Township Manager Stanick stated that by combining passive and active recreation the Township would allow a greater degree of flexibility for Developers to construct facilities that would best match their target market.

The following seven points of discussion were highlighted by the commission. They arrived at the following recommendations for § 245-98 regarding Common open space within PRDs:

1. *The minimum required common open space shall comprise 20% of the gross site area of the planned residential development (PRD). Additional open space may be provided in excess of the minimum required 20%.* Mr. Pozzuto highlighted that 20% is a considerable percent for a developer to meet. Assistant to the Township Manager Connors discussed reducing the percentage, highlighting that the new ordinance would likely reduce much of what counts towards open space moving forward.

2. *Of the minimum required open space area, not more than 50% may be covered by water. Surface Stormwater Management facilities may not be included in the common open space and may not be considered to be areas covered by water. Subsurface stormwater management facilities may be located in areas designated as common open space.* Ms. Phillis recommended the definition of Open Space be amended in order to exclude stormwater facilities from its verbiage.
3. *Recreational facilities or structures and their accessory uses located in common open space areas shall be considered improved open space as long as the total impervious surface area constitutes no more than 5% of the total common open space.* There were no comments from the Planning Commission regarding this provision.
4. *No more than 10% of the minimum required open space area shall be in excess of a 25% slope.* Following a discussion on the matter, the Planning Commission reached a consensus to recommend reducing the amount that slopes 25% and greater would contribute to open space from 50% to 10%.
5. *To the extent feasible, steep slopes, streams, lakes, ponds, woodlands and other environmentally sensitive areas shall be incorporated into the common open space.* There were no changes proposed to this provision.
6. *Required buffer areas shall not be included in the common open space and shall be maintained in perpetuity by the organization created to own and maintain the common open space. Restrictive covenants and/or provisions in the organization's bylaws shall specify this responsibility.* Township Solicitor Furman stated that it is the responsibility of the individual Homeowners Association (HOA) to maintain buffer areas. Township Solicitor Furman highlighted that it may be beneficial to emphasize this responsibility in the updated language of the Ordinance.
7. *At least 40% of the minimum required common open space shall be suitable for active recreation and/or passive recreation, having slopes of 15% or less and being located on a portion of the site that is easily accessible by pedestrians. The actual amount of the common open space that is developed for active recreation shall be subject to approval by the Township in accordance with the provisions of § 245-96D.*

Mr. Pozzuto highlighted that developers should be responsible for labeling their designated open space and recreational facilities on site plans. Township Manager Stanick stated that he would finalize a draft Ordinance with the aforementioned alterations for the Commission's review at the July Public Meeting.

## **REVIEW AND EVALUATION OF THE TOWNSHIP'S LAND DEVELOPMENT AND ZONING REQUIREMENTS CONCERNING GREEN SPACE, LANDSCAPING, AND STEEP SLOPES**

Assistant to the Township Manager Conners stated that Staff would be preparing detailed outlines of proposals concerning green space, landscaping, and steep slopes for the Commission's review at the July meeting. Assistant to the Township Manager Conners encouraged members of the Commission to review previous materials in anticipation of detailed discussions in the coming months.

### **Adjournment**

There being no further business to come before the Board, Mr. Gordon moved to adjourn the meeting at 8:45 p.m. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Patrick M. Conners  
Assistant to the Township Manager