

SOUTH STRABANE TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

July 11, 2019

**APPROVED MEETING MINUTES**

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, July 11, 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. Paula Phillis, and Mr. Thomas Steele

Not Present: Ms. Susan Bayard, Mr. Jay Gordon, and Mr. William Ursic

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 1 visitor is on file at the Municipal Building.

**PUBLIC COMMENT:**

No public comments were received.

**APPROVAL OF PLANNING COMMISSION MINUTES – June 6, 2019**

Ms. Phillis moved to approve the June 6, 2019 Regular Meeting minutes. Mr. Pozzuto 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 PLANNED RESIDENTIAL DEVELOPMENTS**

Township Manager Stanick outlined the changes within the draft ordinance concerning open space, parks, and recreation regulations for Planned Residential Developments (PRDs). Township Manager Stanick highlighted the following changes (changes are outlined in **bold letters**):

Section 245-96 D (2) - Passive recreation facilities may be provided within the common open space. Low-impact active recreation shall be provided based on the ratio of ~~500~~ **250** square feet per dwelling unit. The total area devoted to low-impact active recreation shall be located within the common open space required by § **245-98**. The specific facilities proposed shall be subject to **review and recommendation by the Planning Commission** and approval by the Township based on the anticipated needs of the residents.

Section 245-96 D (4) - All buffer areas shall **not** be incorporated into the common open space and shall not be permitted to be part of any individual lot in the planned residential development (PRD).

Section 245-96 D (5) *relocated from Section 245-98A(6)* - **Required buffer areas 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.**

Section 245-98 A (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 but** shall not be considered to be areas covered by water. **Subsurface stormwater management facilities may be located in areas designated as common open space.**

Section 245-98 A (4) - No more than ~~50%~~ **10%** of the minimum required open space area shall be in excess of a 25% slope.

Section 245-98 A (6) *formerly (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**.

Ms. Phillis highlighted sections within the June minutes that were not addressed within the outlined sections discussed by Township Manager Stanick. Township Manager Stanick stated that the sections outlined and presented for the Planning Commission's review were strictly the revisions recommended by the Planning Commission. He advised that the Board will receive detailed information pertaining to the Planning Commission's considerations.

After brief discussion, Mr. Pozzuto moved to recommend the Board of Supervisors approve the draft ordinance regarding the Township's open space and recreation regulations for Planned Residential Developments as presented. Mr. Steele seconded the motion. The motion passed on a unanimous voice vote.

### **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 will continue to prepare detailed outlines of proposals concerning green space, landscaping, and steep slopes for the Commission's review at the August meeting. He encouraged members of the Commission to review the previous materials provided in anticipation of detailed discussions in the coming months.

### **Adjournment**

There being no further business to come before the Board, Mr. Pozzuto moved to adjourn the meeting at 7:30 p.m. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Patrick M. Conners  
Assistant to the Township Manager