

SOUTH STRABANE TOWNSHIP APPROVED  
PLANNING COMMISSION MEETING MINUTES  
November 2, 2017

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, November 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; Fred Pozzuto, Laynee Zipko, Tom Steele, Jay Gordon and Susan Bayard, Members. Also present were: Township Engineer Michael Sherrieb; Solicitor Dennis Makel; Township Manager Brandon Stanick and Recording Secretary Ellen Wallo. Vice-Chairman Joseph Kopko was absent.

Chair Phillis led the group in the Pledge of Allegiance.

### **PUBLIC COMMENTS**

There were no public comments.

#### **Final Subdivision Approval for the Jason and Ivy Rodgers Subdivision No. 1 for 2 lots at 1670 East Beau Street, Zoning District R-2.**

Due to the petitioner not being in attendance Chair Phillis moved to take Item #3 first and then return to the regular order of the meeting. Mr. Gordon seconded the motion. The motion passed on a unanimous voice vote.

#### **Preliminary and Final Subdivision Approval for Bradford Run Lot 103 Revised Subdivision/NVR, Inc. for 7 units on John Street within the Bradford Run Phase I Development, Zoning District R-2.**

Township Engineer Sherrieb stated that Bradford Run Lot 103 Revised is officially setting boundaries at party walls.

#### **Engineer's Comments (KLH Engineers):**

### **CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT**

#### **ARTICLE IV-MINOR SUBDIVISIONS**

##### **206-13 APPLICATION PROCEDURE-Completeness Review**

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 October 31, 2017.

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

This property is zoned R-2.

The Subdivision Plan contains the required Table of Zoning Requirements.

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The application is in compliance with the requirements of Chapter 245, Article VIII for R-2 Medium Density Suburban Residential District, as approved for the Bradford Run Development.

As submitted, the application for minor subdivision is complete and in compliance with the Township zoning requirements. The application was reviewed solely for conformance to Township Ordinance standards. I am recommending both preliminary and final approval of the application for minor subdivision for Bradford Run Lot 103 revised for the November 2, 2017 Planning Commission meeting.

Mr. Sherrieb noted that Note B on the plan should read: "South Strabane Township shall maintain stormwater collection and conveyance facilities within the 50 ft. right-of-way". Bradford Run Homeowners' Association shall be responsible for maintenance of detention basins and outlet structures.

Mr. Steele asked Mr. Sherrieb why the note needs to be on the plan. Mr. Sherrieb stated that it shows which entity is responsible for stormwater collection and detention basins.

After further discussion, Mr. Gordon moved to recommend Preliminary and Final Subdivision Approval for Bradford Run Lot 103 Revised Subdivision/NVR, Inc. for 7 units on John Street within the Bradford Run Phase I Development, Zoning District R-2, subject to the inclusion of the change to Note B on the plan. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

### **Rodgers Subdivision**

Chair Phillis stated that no one was present to represent the Rodgers Subdivision.

Township Engineer reported at the time of the application, the Floral Hill Sewer Project was in the beginning stages. A note was added to the drawing that stated that Lot 2 was non-buildable. The Floral Hill Sewer Project is now complete and the notation should be removed and the owners must connect to the sewer line. Also needed are a list of utilities and the location of the sewer connection.

Mr. Pozzuto moved to recommend that the Final Subdivision Approval for Jason and Ivy Rodgers Subdivision No. 1 for 2 lots at 1670 East Beau Street, Zoning District R-2 be tabled in addition to the following: i) the drawing be updated to show a list of utilities and the sewer connection, ii) pay all fees that are due; iii) and be in attendance at the next meeting. Ms. Bayard seconded the motion and it passed by a unanimous voice vote.

### **Minutes**

Mr. Gordon moved a motion to approve the October 5, 2017 and October 18, 2017 meeting minutes as presented. The motion was seconded by Mr. Pozzuto and passed on a unanimous voice vote.

### **Adjournment**

There being no further business to come before the Board, Mr. Pozzuto moved to adjourn the meeting at 7:40 p.m. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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