

SOUTH STRABANE TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

February 7, 2019

**APPROVED MEETING MINUTES**

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, February 7, 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 Joseph Kopko, Vice-Chairperson Fred Pozzuto, Ms. Susan Bayard, Ms. Paula Phillis, Mr. Jay Gordon and Mr. Thomas Steele.

Absent: Mr. William Ursic

Also present: 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.

**PUBLIC COMMENT:**

Ms. Charlene Scuvotti (resident on Pine Valley Road) discussed her concern regarding the status of a conservation overlay abutting her property. Ms. Scuvotti stated that she had met with a representative of the Pennsylvania Department of Environmental Protection regarding the construction of a cyclone fence in the conservation overlay which abuts her house. Ms. Scuvotti presented a map to the members of the Planning Commission demonstrating the proximity of the fence to the conservation area. Ms. Scuvotti emphasized the matter as a criminal case, citing the fact that the Township Code Enforcement Officer had cited vegetated growth surrounding the fence as a nuisance. Ms. Scuvotti highlighted that the fence is not a natural buffer and serves no purpose other than being constructed out of spite. Ms. Scuvotti stated that she had sent legal correspondence regarding this matter to the Township Manager earlier in the day. Chair Kopko inquired regarding the size of the fence. Ms. Scuvotti stated the fence is approximately 100 feet in length and stands approximately 2 feet from her house. Township Solicitor Furman called for an Executive Session to discuss a potential legal matter at 7:25 P.M. The Planning Commission re-entered the meeting at 7:27 P.M. Chair Kopko stated that while he and members of the Planning Commission are sympathetic to Ms. Scuvotti's situation, it is not the responsibility of the Planning Commission, which is strictly an advisory board, to render a decision concerning this matter. Ms. Scuvotti thanked the Planning Commission for their time.

**PLANNING COMMISSION REORGANIZATION MEETING MINUTES FOR JANUARY 3, 2019:**

Ms. Phillis moved to approve the Reorganization Meeting Minutes. Mr. Gordon seconded the motion. The motion passed on a unanimous voice vote.

**APPLICATION FOR PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL FOR STRABANE MANOR LOT 402 REVISED**

Due to a lack of representation from the Applicant, Mr. Gordon moved to recommend the Board of Supervisors not approve the application for preliminary and final minor subdivision for Strabane Manor Lot 402 Revised. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

**REVIEW AND EVALUATION OF THE TOWNSHIP'S LAND DEVELOPMENT AND ZONING REQUIREMENTS CONCERNING OPEN SPACE AND RECREATION**

Township Engineer Sherrieb stated that he was tasked with developing a working document to review Planned Residential Development open space and recreational requirements. Township Engineer Sherrieb highlighted that he had not completed the exhibit yet but would have a presentation prepared for the February 28<sup>th</sup> Planning Commission Agenda Meeting. The members of the Planning Commission thanked Township Engineer Sherrieb for the update.

**Adjournment**

There being no further business to come before the Board, Mr. Gordon moved to adjourn the meeting at 7:35 p.m. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Patrick M. Conners  
Assistant to the Township Manager