

SOUTH STRABANE TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

March 7, 2019

APPROVED MEETING MINUTES

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, March 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: Vice-Chairperson Fred Pozzuto, Ms. Paula Phillis, Mr. Jay Gordon, Mr. William Ursic and Mr. Thomas Steele.

Absent: Chairperson Joseph Kopko and Ms. Susan Bayard

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

Vice-Chair Pozzuto led the group in the Pledge of Allegiance.

PUBLIC COMMENT:

Ms. Charlene Scuvotti (resident on Pine Valley Road) discussed her concerns regarding common open space requirements in the Township Zoning Ordinance. Specifically, Ms. Scuvotti inquired regarding the enforcement mechanisms the Township has to ensure applicants/developers comply with open space requirements, including post development maintenance. Township Engineer Sherrieb stated that all subdivision plans are recorded and kept on file. Township Engineer Sherrieb highlighted that all projects must comply with the plans that are presented to the Township. Groups such as commercial developments and homeowners' associations are individually responsible for the proper construction and maintenance of buffer zones and open space, according to Township Engineer Sherrieb. Vice-Chair Pozzuto concluded the discussion by stating that the owner/applicant must consult the Township Zoning Code which provides the guidelines for the development and maintenance of open space.

APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL FOR THE OLD MILL LOT 3-1 CONSOLIDATED SUBDIVISION PLAN:

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

CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT

ARTICLE IV – MINOR SUBDIVISIONS

§206-13.A. Application Completeness Review

- The Application was reviewed for completeness based on the requirements of Article IV, §206-13 of the Township Code. The Application as submitted was found to be incomplete. The following items must be provided:

- A.(9). Written statement requesting any waivers or modifications to this chapter in accordance with Article X, of this chapter for the following items:
 - Scale on Plan is less than 1 inch equal 50 feet, as required by §206-13 A.(11).
 - Waive the requirements of §206-65.D. Subdivisions on existing private streets cannot exceed 4 Lots.

The following items need to be addressed on the subdivision plan to comply with §206-13.A.(11)

- Scale must be 1":50" or less unless waiver request is submitted to and approved by Board of Supervisors
- A.(11).(h).Plans of all existing sanitary and storm sewer systems showing feasible connections to existing and proposed systems. Pipe sizes, grades, and direction of flow, locations, inlets, manholes, etc show on the plan.
- Utility listing on plan identifying the company that will provide water, sewer, gas, electric and other utility services.

ARTICLE X C-2 GENERAL COMMERCIAL DISTRICT

- The Application was reviewed for compliance with the requirements of Chapter 245 Zoning, Article X, §245-62. of the Township Code. The Application, as submitted; was found to be in compliance with the requirements Chapter 245, Article X, §245.62 for the C-2 General Commercial District.

GENERAL COMMENTS

1. The Township may have additional comments.
2. On behalf of the Township of South Strabane, KLH Engineers, Inc. reserves the right to amend this review and/or add additional comments when new or revised information is submitted for consideration.

As submitted, this application is incomplete and should not be considered by the Planning Commission for recommendation at this time.

Mark Reidenbach of Gateway Engineers, representing HCB Foundry, LLC ("The Applicant") came before the Planning Commission to discuss a proposal to subdivide Lot 3-1 of the Old Mill Development into multiple parcels in order to provide greater flexibility in future development of the property. Mr. Reidenbach highlighted ongoing discussions with a potential client who will only purchase, not lease, property for its restaurants. Subdividing the remainder of Lot 3-1 will allow HCB Foundry, LLC to adapt to future market conditions more quickly. Mr. Reidenbach highlighted that the subdivision proposal as presented would be altered due to a last-minute request by another potential client.

Vice-Chair Pozzuto stated that he would like to see a master plan outlining all subdivisions and property boundaries for the entirety of the Old Mill Development. Mr. Reidenbach inquired regarding placement of utilities on future plats. Township Engineer Sherrieb stated that all utilities are required to be listed on subdivision plats. Township Engineer Sherrieb also highlighted that a title search needs to be recorded to ensure that utility easements are either moved/abandoned. Mr. Reidenbach stated that a title search may be viewed as an encumbrance for potential clients. Township Solicitor Furman stated that the Board of Supervisors will not approve an incorrect subdivision plat and highlighted the appropriate due diligence must be done prior to final

approval. Mr. Steele stated the property owner does not need to make a utility easement “go away”, but rather needs to make the Township and any potential buyer aware of the reality of the situation. Township Engineer Sherrieb discussed the Township Zoning Code, highlighting that the maximum of four parcels may be subdivided on a private road. As presented, the application would not conform to the Township Zoning Code according to Township Engineer Sherrieb. Township Engineer Sherrieb also stated that the application as presented is not complete, highlighting that the scale of the plat needs to be 1:50. Township Engineer Sherrieb highlighted that the applicant may apply for a waiver from the Board of Supervisors for the scale of the plat, as well as the number of parcels permitted to be subdivided on a private road. Township Manager Stanick stated that a formal request for the waivers should be sent on letterhead stating the intentions of the Applicant.

After further discussion, Mr. Steele moved to recommend preliminary subdivision approval for the Old Mill Lot 3-1 consolidated subdivision plan with the following conditions: i) The Applicant must seek and be awarded a waiver for the presented scale of the subdivision plat; ii) The Applicant must seek and be awarded a waiver for Section 206-65D of the Township Zoning Code concerning the number of existing subdivisions on a private street; iii) The Applicant must list existing sanitary and storm sewer systems showing feasible connections to existing and proposed systems (pipe sizes, grades, direction of flow, locations, inlets, manholes, etc. must be shown on the plat); iv) The Applicant must identify on the plat those companies that will provide water, sewer, gas, electric, and other utility services. 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 discussed an outline for open space requirements in the Township. Township Engineer Sherrieb presented a table to the Planning Commission specifying the open space requirements for Planned Residential Developments (PRDs) of varying sizes. Township Manager Stanick briefly discussed PRDs, stating they give developers a higher degree of flexibility outside of traditional zoning regulations. Mr. Steele highlighted the inherent higher density of PRDs must be countered with high quality amenities. Township Engineer Sherrieb discussed the open space requirements set forth in the Code for a 25-acre PRD. Mr. Pozzuto inquired as to who maintains the buffer zone within a PRD. Township Engineer Sherrieb stated that it is maintained by the homeowner’s association and is considered open space per the Code. Township Engineer Sherrieb outlined the requirement for PRDs to allot at least 40% of open space for “active recreation”. Township Engineer Sherrieb highlighted that active recreation can include a community fitness center, basketball and tennis courts, playground facilities, and multi-use fields. He then discussed the differences between passive and active recreation outlined in the Code.

In response to a question from Mr. Steele, Township Engineer Sherrieb advised that buffer areas cannot have active open space. Township Manager Stanick stated as a result of the Code allowing buffer space to serve as open space, much of the open space is pushed to the perimeter of the development and not actually located where residents can enjoy it. Township Engineer Sherrieb recommended the Commission review the current Code regarding stormwater facilities counting towards a PRD’s open space requirements. Mr. Pozzuto agreed, stating that stormwater facilities should stand alone from open space calculations. Ms. Phillis voiced her support of separating recreational facilities (both passive and active) from the definition of open space.

Mr. Steele inquired whether the current requirements need to be altered at all, highlighting that proper enforcement of the current regulations may be sufficient. Township Manager Stanick discussed the solution of combining passive and active open space together so that passive recreation amenities such as walking trails and parklets are included within open space calculations. After further discussion, the matter was tabled in anticipation of further research and discussion in coming meetings.

**PLANNING COMMISSION REGULAR MEETING MINUTES FOR NOVEMBER 1, 2018,
DECEMBER 6, 2018 & FEBRUARY 7, 2019:**

Mr. Gordon moved to approve the Regular Meeting Minutes for November 1, 2018, December 6, 2018 & February 7, 2019. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Adjournment

There being no further business to come before the Board, Mr. Gordon moved to adjourn the meeting at 8:50 p.m. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Patrick M. Conners
Assistant to the Township Manager