

SOUTH STRABANE TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

May 2, 2019

APPROVED MEETING MINUTES

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, May 2, 2019 at 7:06 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, Mr. Thomas Steele and Mr. William Ursic.

Also present: Assistant to the Township Manager Patrick Connors, 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:

Vice-Chair Pozzuto highlighted the 8-year anniversary of the passing of Mr. Don Troutman who was a long-time member of the Township's Planning Commission. Mr. Pozzuto asked for a moment of silence to remember the service of Mr. Troutman.

No further public comments were received.

APPROVAL OF PLANNING COMMISSION MINUTES – April 4, 2019

Mr. Gordon moved to approve the April 4, 2019 Regular Meeting minutes. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

APPLICATION FOR PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL FOR STRABANE MANOR LOT 308 REVISED

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

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 §206-13 for the minor subdivision application. The application was determined to be complete as filed on May 2, 2019.

CHAPTER 245 – ZONING-Compliance Review R-4 Zoning District

This property is zoned R-4.

The subdivision plat contains the applicable Table of Zoning Requirements for the R-4 medium density residential district.

The application has been determined to be in compliance with both the requirements of Article VIII, §245-46 through §245-53 for the R-4 medium density residential district, and the requirements of Article IV, §206-11 through §206-13 for minor subdivisions.

GENERAL COMMENTS

1. The Township may have additional comments.

As submitted, the application for Minor Subdivision of Strabane Manor Lot 308 Revised is complete and in compliance with the Township subdivision and zoning requirements. The application was reviewed solely for conformance to the applicable Township ordinances. I am recommending both preliminary and final approval of the application for minor subdivision for Strabane Manor Lot 308 revised for the May 2, 2019 Planning Commission meeting.

Township Engineer Sherrieb discussed his review of the subdivision application, concluding by recommending both preliminary and final approval for the proposed subdivision of Strabane Manor Lot 308 Revised. Mr. Gordon inquired regarding the comments submitted by the Washington County Planning Commission concerning steep slopes in the vicinity of the proposed subdivision, highlighting recent landslide events in North Strabane Township. Township Engineer Sherrieb stated the verbiage highlighted in the review letter is standard and serves to make all parties aware of the geological history of the property in question. Township Engineer Sherrieb also stated that in order to definitively prove the geological stability of the property in question the Township or Developer would need to hire a certified design engineer. Mr. Steele highlighted that the language in question is to serve as legal protection for Washington County's Planning Commission.

Mr. Dan Ebersole representing Dan Ryan Homes (Applicant) came before the Planning Commission to discuss the proposed subdivision. Mr. Ebersole discussed the difference between the Developer of the Strabane Manor development and the Builder, highlighting that Dan Ryan Homes is strictly serving as the Builder and was not formally involved with the original planning of Phase I & II of Strabane Manor. Mr. Ebersole also highlighted that many of the properties within the subdivision have already been sold.

After further discussion, Mr. Steele moved to recommend approval of Preliminary and Final Minor Subdivision for Strabane Manor Lot 308 Revised subject to the Board of Supervisors revisiting discussions with the Developer of Strabane Manor in order to address outstanding deficiencies including an unconstructed sidewalk in Phase 1 and an unconstructed walking trail in Phase 2. Mr. Gordon seconded the motion. The recommendation passed on a vote of 5-2 with Ms. Phillis and Mr. Pozzuto voting no.

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

Assistant to the Township Manager Conners reported that at its April 23, 2019 Regular Meeting, the Board of Supervisors formally authorized the Township to begin a text amendment process formally amending the Zoning Code concerning open space and recreational regulations for Planned Residential Developments (PRDs). Assistant to the Township Manager Conners stated that Staff will work with the Township Solicitor to develop a draft ordinance for the Planning Commission to review. Township Solicitor Furman stated that once

the draft ordinance is received, he will expediate its review to ensure the Planning Commission has ample time to render a recommendation.

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 reported at the Board of Supervisors' Regular Meeting held on March 26, 2019 members of the Board directed the Planning Commission to review current regulations regarding greenspace and tree conservation for the entirety of the Township. Assistant to the Township Manager Conners highlighted that these regulations would not be restricted to Planned Residential Developments. Assistant to the Township Manager Conners concluded by distributing a handout titled, "Growing Greener: Conservation by Design" which was published by the PA Department of Conservation and Natural Resources. Assistant to the Township Manager Conners asked members of the Planning Commission to review the document and encouraged further research into conservatory regulations that may be considered for discussion.

Additional Comments

Mr. Pozzuto discussed his concerns with the historic ambiguity of discussions between the Township's elected officials and the Developer of Strabane Manor, specifically regarding Phases I and II of the Development. Mr. Pozzuto stated the Township should be given consideration for the historic indiscretions made by the Developer in their omission of agreed-upon sidewalks and walking trails. Mr. Pozzuto concluded by stating that the institution of these projects may not be feasible currently but highlighted the intended resources may be allocated to an alternative project such as a community gazebo that current and future homeowners could enjoy.

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