

SOUTH STRABANE TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING MINUTES

November 3, 2022

**APPROVED MEETING MINUTES**

The Planning Commission of South Strabane Township held its Regular Meeting on Thursday, November 3, 2022 at 7:00 p.m. in the Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present: Jay Gordon, Vice Chair; Paula Phillis; Fred Pozzuto; and Dan Reitz

Not Present: Thomas Steele, Chair; and Joe Kopko

Also Present: Jim Sutter, Assistant to the Township Manager; Rob Horvat, Township Engineer; Scott Groom, Township Engineer; Jaime Harshman, Alternate Engineer; Michael Ireno, Solicitor; and Kathy Landock, Stenographer

**1. PLEDGE OF ALLEGIANCE**

Vice Chair Gordon led the group in the Pledge of Allegiance.

**2. PUBLIC COMMENT**

The Planning Commission allocates a period of time during this item for those individuals who would like the opportunity to address the Planning Commission on any matter. Each person addressing the Planning Commission is asked to limit their comments to a maximum of three (3) minutes.

Judy Panasik, resident on Green Crescent Drive, expressed displeasure with the number of text amendments to the Zoning Code that have recently been approved and are proposed. She stated zoning exists for a reason. Ms. Panasik read a prepared comment from Laynee Zipko, resident on Berry Road, who could not be in attendance, regarding the proposed Menard's Home Improvement Store. The comment reiterated her concerns regarding the potential disturbance of a mound of earth she believes contains hazardous materials.

**3. APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OCTOBER 6, 2022**

Mr. Pozzuto moved to approve the October 6, 2022 meeting minutes. Mr. Reitz seconded the motion. The motion passed on a 3-0-1 voice vote with Ms. Phillis abstaining.

**4. CONSIDERATION OF AN APPLICATION FOR PRELIMINARY AND FINAL LAND DEVELOPMENT AND PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL FROM MENARD, INC. TO CONSTRUCT A HOME IMPROVEMENT STORE ON THE PROPERTY LOCATED ALONG OLD MILL BLVD., MORE SPECIFICALLY KNOWN AS PARCEL NOS. 600-003-00-00-0020-09, 600-003-00-00-0020-11 AND 600-003-00-00-0020-00, IN THE C-2 ZONING DISTRICT**

Nick Brenner, Real Estate Representative with Menard, Inc. ("Applicant"), presented the request for Land Development and Subdivision Approval. Mr. Brenner noted they have been working with the Department of Environmental Protection ("DEP") to ensure the development is in

compliance with all requirements since their previous preapplication meetings with the Township in January 2022. Mr. Brenner provided an overview of the five variances they have received from the Zoning Hearing Board. These variances were in regards to the height of an accessory structure, the height of fences, the number of cart return areas, the amount of wall signage and the allowance of parking within 20 feet of the right-of-way.

Mr. Brenner provided an overview of the Applicant's operations. He stated they are in the process of expanding into the Western Pennsylvania market and this store would be their third in the region. Mr. Brenner provided an overview of the site plan, highlighting the outdoor lumber yard and garden center. Mr. Gordon asked if this store will be similar to the existing Menard's in the Wheeling, West Virginia area. Mr. Brenner stated it will and noted they use the same prototype for every store. A discussion ensued on the specific lot in the proposed subdivision the Applicant is purchasing and on which the structure will be located.

Township Engineer Scott Groom went over the following Subdivision review letter:

**Township of South Strabane  
Application for Subdivision Approval  
Major Subdivision Application – The Old Mill Plan of Lots Revision No. 3**

An application for Subdivision Approval has been received from Menard, Inc. for The Old Mill Plan of Lots Revision No. 3.

The purpose of the plan as stated on the plan is the revision of Lot 4-R in The Old Mill Plan of Lots Revision No. 2 as recorded in the Washington County Recorder of Deeds in Instrument No. 201910015 and Lot 5, Lot 6 and Parcel A in the Old Mill Plan of Lots Revision 1 as recorded in the Washington County Recorder of Deeds in Instrument No. 201603562. The Old Mill Plan of Lots Revision No. 3 was recorded on June 25, 2021. This may be Revision No. 4.

The application was reviewed for compliance under the South Strabane Township Subdivision and Land Development Ordinance Chapter 206 and the Zoning Ordinance Chapter 245.

The property is located in the C-2 General Commercial Zoning District.

This is a Major Subdivision being reviewed for preliminary and final approval.

**CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT**

**ARTICLE V – MAJOR SUBDIVISIONS**

**206-20 PRELIMINARY APPLICATION REQUIREMENTS-Completeness Review**

All applications for preliminary approval of a major subdivision shall include the following:

- §206-20.E.(8) Sheet 1 of 3 is dated April 17, 2019. Sheets 2 and 3 are dated July 7, 2021.
- §206-20.E.(9) And all existing sewers, water mains, culverts, petroleum or gas lines and fire hydrants on or within 100 feet of the site need to be shown on the drawings.
- §206-20.E.(14) A wetlands determination report for all sites which have hydric soils or soils with hydric inclusions and, if applicable, a wetlands delineation report for all jurisdictional wetlands on the site and the design techniques proposed to accommodate them needs to be provided.
- §206-20.E.(22) Front building lines need to be shown on the plans.
- §206-20.E.(24) Tabulation of site data, including total acreage of land to be subdivided needs to reflect the parcels recorded in The Old Mill Plan of Lots Revision No. 3.
- §206-20-E.(31) Plan monumentations as required by §206-53 of this chapter. All points and corners should be monumented with standard iron or steel pins.

#### **206-25 FINAL APPLICATION REQUIREMENTS-Completeness Review**

- §206-25.E.(6) Property lines being extinguished by this subdivision need to be noted on the plan.
- §206-25.E.(9) Final building lines need to be shown on the plans.
- §206-25.E.(16) Location, type and size of all monuments and lot markers in accordance with the standards and requirements of § 206-53 of this chapter and the Washington County Planning Commission and an indication of whether they were found or set needs to be shown on the plans.
- §206-25.E.(19) The Certificate of Title needs to be revised to reflect the correct plan revision and recorded instruments.

#### **GENERAL COMMENTS**

The Old Mill Plan of Lots Revision No. 3 was recorded on June 25, 2021. This may be Revision No. 4. Washington County Parcels 600-003-00-00-0020-13 and 600-003-00-00-0020-14 recorded in The Old Mill Plan of Lots Revision No. 3 need to be shown on the plan.

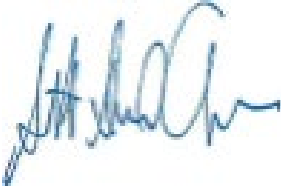
On behalf of South Strabane Township, KLH Engineers and the Township reserve the right to amend this review and/or add additional comments when new or revised information is submitted for consideration.

The Township may have additional comments.

The Application for Subdivision Approval contains deficiencies that need to be addressed by the applicant. The application was reviewed solely for conformance to Township Ordinance standards. Revised plans and a review response letter stating how these comments were addressed, shall be submitted to address the above comments.

Very truly yours,

KLH ENGINEERS, INC.



Scott D. Groom, PLS

Mr. Groom then reviewed the following Land Development review letter:

**Township of South Strabane  
Application for Land Development Approval  
Preliminary Approval Review  
Menards**

An application for Land Development Approval has been received from Menard, Inc. for the Menards Washington, PA Store.

The property is located in the C-2 General Commercial Zoning District.

KLH Engineers, Inc has completed a review of the following drawings and documents received by this office for compliance with Township Ordinances:

- Township of South Strabane Application for Land Development Approval dated October 17, 2022.
- Menards Washington, PA Store Draft Site Development Plan prepared by Civil & Environmental Consultants dated February 2022.

**CHAPTER 109 EXCAVATIONS, FILLING AND GRADING**

**109-5 APPLICATION PROCEDURE**

Plans shall include the following information:

- § 109-5.B(8) A description of the type and classification of the soil from the Soil Survey, other standard surveys, or from other methods.

## **109-6 RESPONSIBILITY OF THE ADMINISTRATOR**

- § 109-6.F(1) A slope greater than 3H:1V is considered to be a steep slope and will require a slope stability analysis as defined herein.

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

### **ARTICLE VI – LAND DEVELOPMENT PROCEDURES**

#### **206-36 PRELIMINARY AND FINAL APPLICATION REQUIREMENTS**

##### **Completeness Review**

All applications for preliminary and final approval of a land development shall include the following information:

- §206-36.C A copy of the applicant's cover letter transmitting the application to the Washington County Planning Commission for review is required.
- §206-36.E Written evidence of compliance with all other Township, county, state or federal permits required for the plan, if any.
- §206-36.F Evidence that the lot or lots on which the land development is proposed are lots of record.
- §206-36.I(3) The name, address, certification and seal of the registered engineer, architect or landscape architect who prepared the plan.
- §206-36.I(8) Dates of preparation and dates of all revisions to the plan.
- §206-36.I(10) Existing areas subject to periodic flooding as identified on the current Official Map for the Township issued by the Federal Insurance Administration and other significant natural features.
- §206-36.I(12) Final grading plan that demonstrates compliance with Chapter 109, Excavations, Filling and Grading, of the Code of the Township of South Strabane.
- §206-36.I(13) Existing easements, locations, widths and purposes.
- §206-36.I(14) Existing streets and other rights-of-way on or adjoining the site, including dedicated widths, cartway widths, gradients, types and widths of pavements, curbs, sidewalks and other pertinent data.

- §206-36.I(17) First floor elevations, floor plans and building elevation plans.
- §206-36.I(19) The design and layout of parking areas and a computation of the number of parking spaces to be provided. Drawing No. C200 indicates the number of parking spaces is less than required.
- §206-36.I(20) Patterns of pedestrian and vehicular circulation on the site, ingress, egress and circulation into and out of the site, including pavement markings and/or directional signs.
- §206-36.I(22) Location and specifications for lighting of parking areas and walkways.
- §206-36.I(23) The location and types of proposed landscaping materials.
- §206-36.I(24) The methods, placement and screening of solid waste disposal and storage facilities.
- §206-36.I(26) Spaces for the signatures of the Chairman and Secretary of the Planning Commission, the Chairman and Secretary of the Board of Supervisors and the dates of approval. (See Appendix IV.[1]) need to be added to the title sheet.

Township Planning Commission Approval:  
This Land Development Plan was approved by the Planning Commission of South Strabane Township, Washington County, Pennsylvania on this \_ day of \_, 2022

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

Township Board of Supervisors Approval:  
This Land Development Plan was approved by the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania on this \_ day of \_, 2022

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

- §206-36.J For any land development that proposes 75 or more additional trips during the adjacent roadway's peak hours, a traffic impact study that complies with the requirements of § 206-20.
- §206-36.M A landscaping plan showing compliance with all applicable buffer area and landscaping requirements of Chapter 245, Zoning, of the Code of the Township of South Strabane.
- §206-36.N A site lighting plan showing compliance with § 206-73 of this chapter.

- §206-36.O Final grading plan which demonstrates compliance with the Chapter 109, Excavations, Filling and Grading, of the Code of the Township of South Strabane.
- §206-36.P Where evidence exists of undermining, strip mining, landslide-prone soils or other geologic hazards on the site, a geologic report by a qualified soils engineer regarding soil and subsurface conditions and the probable measures needed to be considered in the design of the development, the location of structures and the design of foundations, if any.
- §206-36.Q A copy of a report from the United States Natural Resources Conservation Service concerning soil conditions and water resources and a wetlands delineation report, if applicable.
- §206-36.R Final stormwater management calculations and construction drawings showing compliance with the Township Stormwater Management Ordinance, as now or hereafter enacted or amended.
- §206-36.S A soil erosion and sedimentation control plan, prepared by a person trained and experienced in control methods and techniques, which conforms to the requirements of the Pennsylvania Clean Streams Law[2] and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection (PA DEP) governing erosion control and evidence of review and approval by the Washington County Conservation District, if required by law.
- §206-36.U Performance bond, if required by § 206-42 of this chapter.
- §206-36.V Development agreement, if required by § 206-43 of this chapter.
- §206-36.X Evidence of cross-easements and maintenance agreements for shared parking or shared driveways, if applicable.
- §206-42 Where a land development plan proposes the installation of public improvements, posting the performance bond required by § 206-28 shall be a condition of final approval.
- §206-43 Final approval of all land developments shall be subject to the execution of the development agreement required by § 206-29 where public improvements are proposed in a land development plan or where, at the discretion of the Board of Supervisors, a development agreement is warranted to guarantee that the conditions attached to final approval are carried out.

## **CHAPTER 245 ZONING**

### **ARTICLE X – C-2 GENERAL COMMERCIAL DISTRICT**

#### **245-63 AUTHORIZED USES**

§245-63.A(1)(vv) Retail businesses not otherwise listed herein are a permitted use in the C-2 General Commercial Zoning District

### **ARTICLE XVI – SUPPLEMENTAL REGULATIONS**

#### **245-171 BUFFER AREAS AND LANDSCAPING**

§245-171.B(2) Development proposed in C-2 District adjoining undeveloped Residential property require Buffer Area A.  
Development proposed in C-2 District adjoining any C-1 or C-2 District require Buffer Area C.

#### **GENERAL COMMENTS**

On behalf of South Strabane Township, KLH Engineers and the Township reserve the right to amend this review and/or add additional comments when new or revised information is submitted for consideration.

The Township may have additional comments.

The application submitted for Land Development Plan Approval contains deficiencies that need to be addressed by the applicant. The application was reviewed solely for conformance to Township Ordinance standards. A written response must be provided addressing the above items, including a revised plan.

Very truly yours,

KLH ENGINEERS, INC.



Scott D. Groom, PLS

Mr. Pozzuto asked for clarification on the Applicant's consulting engineer. Mr. Brenner stated Civil & Environmental Consultants ("CEC") are their consulting engineering firm, but Gateway Engineers completed the Subdivision plat. Mr. Brenner stated no one is in attendance from CEC upon a question from Mr. Pozzuto. Mr. Groom stated he is in contact with CEC regarding the plan. Mr. Brenner stated they anticipate having responses to the review letters soon. Mr. Groom noted the plans he received were marked "Draft" and the final version will need stamped and sealed.



Mr. Groom stated he has not received anything to indicate the Applicant has completed an erosion and sedimentation control plan. Mr. Brenner stated they have a geotechnical report and will submit it. Mr. Groom indicated the plan still needs to be reviewed by the Washington County Conservation District given the steep slopes involved. Mr. Brenner stated the plan has been submitted to them. Mr. Groom noted the plan needs to be reviewed by the Washington County Planning Commission. Mr. Brenner stated they will be sending it to them tomorrow. A discussion ensued on several other minor deficiencies in the submitted plans.

Mr. Pozzuto asked if the Applicant is close to obtaining their DEP approvals. Mr. Brenner stated a review by the Army Corps of Engineers is completed and the DEP response is expected later in the month. He added he anticipates the necessary approvals to be received in early 2023. Mr. Pozzuto asked where they plan to mitigate their impact on wetlands. Mr. Brenner stated they will pay into a mitigation bank. In response to questions from Mr. Pozzuto, Mr. Brenner stated they will pay an amount per acre figure and the area mitigated will be somewhere in Western Pennsylvania. Mr. Reitz asked if all dirt will remain on site and asked for clarification if any will be brought in. Mr. Brenner stated this is correct and that it is their normal practice. He stated there will likely be one year of site work necessary prior to construction commencing.

Ms. Phillis stated Sheet 2 contains a reference to Note 10, but there are only Notes 1-8 on the plat. Jim Brethauer, representative of Gateway Engineers, stated they will check on this issue. Mr. Gordon asked how many borings the Applicant has done on the site as part of their geotechnical review. Mr. Brenner stated over 20 borings have been done. A discussion ensued regarding the location of the borings. Mr. Pozzuto expressed concern of stormwater running on to the Zipko's property to the north of the Applicant's parcel. In response to a question from Mr. Pozzuto, Mr. Brenner stated CEC completed the geotechnical report.

Mr. Gordon expressed concerns with Berry Road asked Mr. Brenner how the Applicant will assist the Township in making it safer. Mr. Brenner stated they will participate in discussions and support the Township in any grants or applications to make safety upgrades to the road. A discussion ensued on potential strategies to increase the safety on Berry Road. Mr. Pozzuto stated they do not expect the Applicant to fix all the issues with Berry Road.

Mr. Pozzuto moved to recommend the Board of Supervisors approve the applications for Preliminary Land Development and Preliminary Minor Subdivision for Menard, Inc. to construct a Home Improvement Store on the property located along Old Mill Blvd., more specifically known as Parcel Nos. 600-003-00-00-0020-09, 600-003-00-00-0020-11 and 600-003-00-00-0020-00, in the C-2 Zoning District, with Final approvals subject to the Applicant providing input on potential improvements to Berry Road, submitting the Geotechnical report and responding to all outstanding engineering comments. Mr. Reitz seconded the motion.

Ms. Phillis asked for clarification if the subdivision is a Minor or Major subdivision. Mr. Groom stated it is a Major subdivision due to the realignment of Old Mill Boulevard being proposed.

Mr. Pozzuto amended his motion to be for Preliminary Major Subdivision approval instead of Preliminary Minor Subdivision approval. Mr. Reitz seconded the amended motion. The motion passed on a unanimous voice vote.

**5. PUBLIC HEARING FOR THE CONSIDERATION OF A TEXT AMENDMENT APPLICATION FROM BERRY PROFESSIONAL ASSOCIATION TO RECLASSIFY BERRY ROAD AS A COLLECTOR STREET AND TO ALLOW “MEDICAL CLINICS” AS A CONDITIONAL USE IN THE I-1 ZONING DISTRICT AND CONSIDERATION OF A CONDITIONAL USE APPLICATION TO OPERATE A MEDICAL CLINIC LOCATED AT 50 BERRY ROAD IN THE I-1 ZONING DISTRICT**

Maria Donohue appeared as representative for Berry Professional Association (“Applicant”). She stated the Applicant, as owners of the building located at 50 Berry Road (“Property”), received an offer to purchase from a psychological group. She stated there were questions on whether this use was permitted in the I-1 Zoning District and they have been going through the process to receive the necessary permissions for them to operate at this location. She described the potential buyers as a group of seven psychologists to see patients on-site. In response to a question from Mr. Reitz, Ms. Donohue confirmed the current tenants on the lower level will remain.

Mr. Pozzuto stated he is not inclined to reclassify Berry Road as a collector street as it may encourage other uses which would worsen the existing problems with the road. Ms. Donohue stated there are already uses on Berry Road not suited to being accessed from a local street. Mr. Pozzuto stated it is defined as a local street by the Zoning Code and to change the definition would be irresponsible on the part of the Planning Commission. A discussion ensued regarding the definition of a collector street. Township Engineer Rob Horvat stated, based on the traffic count figures gathered by the Police Department, it is their opinion the road already meets the standard to be considered a collector street. Ms. Phillis stated there are other variables to be considered other than simply traffic volume when determining the classification of a street.

Mr. Pozzuto inquired on the possibility of approving the Applicant’s request to operate a Medical Clinic at the Property without reclassifying Berry Road. Assistant to the Township Manager Jim Sutter stated the Zoning Code requires “Medical Clinics” to have frontage and access to a collector street. Ms. Phillis inquired on the previous doctor on the same Property. Mr. Sutter stated this was considered a “Medical Office” and not a “Medical Clinic”. He noted Township Manager Brandon Stanick, as Zoning Officer, had made the determination the proposed use is a “Medical Clinic”. A discussion on a potential appeal to the determination of the Zoning Officer ensued. A discussion on the differences between the definitions of “Medical Office” and “Medical Clinic” as given in the Zoning Code ensued. A discussion on procedure followed.

Ms. Phillis moved to recommend the Zoning Hearing Board consider the Applicant’s request be as a “Medical Office” and not a “Medical Clinic” as it is their opinion the definition of “Medical Office” is more applicable to the proposed use and due to their reluctance to recommend Berry Road be reclassified. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

**6. PUBLIC HEARING FOR THE CONSIDERATION OF A TEXT AMENDMENT APPLICATION FROM CHAMPION CHRISTIAN CENTER, INC. TO ALLOW “CHURCHES” AS A CONDITIONAL USE IN THE C-3 ZONING DISTRICT IN ANTICIPATION OF CONSTRUCTING A CHURCH AT 65 FISCHER ROAD**

This item was not considered as Champion Christian Center, Inc. requested consideration of their application be postponed to a date to be determined.

7. **CONTINUED CONSIDERATION OF AN APPLICATION FOR PRELIMINARY AND FINAL MINOR SUBDIVISION FROM THOMAS & YVETTE KISLING FOR THE KISLING SUBDIVISION PLAN NO. 1 LOCATED AT 1885 E. BEAU STREET IN THE A-1 ZONING DISTRICT**

Kerry Krider, engineer for and representing Thomas & Yvette Kisling (“Applicant”), stated they have submitted updated plans. The new plans are simply a conveyance of approximately 11 acres to the adjacent Nickel Tract with no new lots being proposed. In response to a question from Mr. Gordon, Mr. Krider stated the road maintenance agreement is remaining the same.

Mr. Reitz moved to recommend the Board of Supervisors approve the application for Preliminary and Final Minor Subdivision from Thomas & Yvette Kisling for the Kisling Subdivision Plan No. 1 located at 1885 E. Beau Street in the A-1 Zoning District. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

8. **CONSIDERATION OF AN APPLICATION FOR PRELIMINARY AND FINAL MINOR SUBDIVISION FROM LEEAN M. GEORGE FOR THE LEEAN GEORGE PLAN OF LOTS LOCATED AT 625 FLORAL HILL DRIVE IN THE R-2 ZONING DISTRICT**

Leean George (“Applicant”) appeared before the Planning Commission to present her request. The Applicant wishes to subdivide her property at 625 Floral Hill Drive (“Property”) into two new lots (“Lot 1” & “Lot 2”) Lot 1 will be approximately 11.65 acres in size and contain the principal structure, accessory structure and septic tank. Lot 2 will be approximately 5.11 acres in size and encompass the creek. The line of subdivision will roughly track along the left bank of a creek which runs through the Property.

Ms. George stated her neighbors, who plan to purchase Lot 2, are in attendance in support of the application. Mr. Pozzuto asked if the lot is serviced by pressure sewers. Mr. Groom stated they are and Mike Sherrieb, Operations Manager for the Washington-East Washington Joint Authority (“WEWJA”), approves of this aspect of the plan.

Mr. Pozzuto moved to recommend the Board of Supervisors approve the application for Preliminary and Final Minor Subdivision from Leean George for the Leean George Plan of Lots located at 625 Floral Hill Drive in the R-2 Zoning District. Mr. Reitz seconded the motion. The motion passed on a unanimous voice vote.

9. **CONSIDERATION OF AN APPLICATION FOR PRELIMINARY AND FINAL LAND DEVELOPMENT FROM X-TILE LLC (d/b/a/ DILLON RENOVATIONS) FOR A BUILDING ADDITION LOCATED AT 1150 WASHINGTON ROAD IN THE C-2 ZONING DISTRICT**

There was no representative from X-Tile LLC (“Applicant”) in attendance to present the request to the Planning Commission.

Mr. Groom went over the following review letter:

**Township of South Strabane  
Application for Land Development Approval  
Preliminary and Final Approval Review  
Ameriprise Financial Renovations and Exit Stair Addition**

An application for Land Development Approval has been received from X-Tile LLC DBA Dillion Renovations for the Ameriprise Financial Renovations and Exit Stair Addition.

The property is located in the C-2 General Commercial Zoning District.

KLH Engineers, Inc has completed a review of the following drawings and documents received by this office for compliance with Township Ordinances:

- Township of South Strabane Application for Land Development Approval dated October 20, 2022.
- Ameriprise Financial Interior Renovations and Exit Stair Addition prepared by Rios Williams Architects dated October 20, 2022.

## **CHAPTER 198 STORMWATER MANAGEMENT**

### **198-3 APPLICABILITY**

§198-3.B(1) For small developments which result in the addition of a total aggregate of less than 5,000 square feet of impervious area, no stormwater management is required. However, such developments must still provide safe conveyance of the stormwater to a storm sewer or a natural or man-made waterway.

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

### **ARTICLE VI – LAND DEVELOPMENT PROCEDURES**

#### **206-36 PRELIMINARY AND FINAL APPLICATION REQUIREMENTS- Completeness Review**

All applications for preliminary and final approval of a land development shall include the following information:

- §206-36.C A copy of the applicant's cover letter transmitting the application to the Washington County Planning Commission for review.
- §206-36.I(1) A boundary survey by a registered professional land surveyor of the lot or lots of record on which the land development is proposed. A Plan of Topography is included in the application. A survey of the entire property is required.
- §206-36.I(16) The front yard setback line needs to be dimensioned from the Rt. 19 Washington Road right of way line.

- §206-36.I(20) Patterns of pedestrian and vehicular circulation on the site, ingress, egress and circulation into and out of the site, including pavement markings and/or directional signs.
- §206-36.I(22) Location and specifications for lighting of parking areas and walkways.
- §206-36.I(23) The location and types of proposed landscaping materials.
- §206-36.I(24) The methods, placement and screening of solid waste disposal and storage facilities.
- §206-36.I(26) Spaces for the signatures of the Chairman and Secretary of the Planning Commission, the Chairman and Secretary of the Board of Supervisors and the dates of approval. (See Appendix IV.[1]) need to be added to the title sheet.

Township Planning Commission Approval:

The Land Development Plan was approved by the Planning Commission of South Strabane Township, Washington County, Pennsylvania on this \_\_\_ day of \_\_\_, 2022

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

Township Board of Supervisors Approval:

This Land Development Plan was approved by the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania on this \_\_\_ day of \_\_\_, 2022

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

- §206-36.J For any land development that proposes 75 or more additional trips during the adjacent roadway's peak hours, a traffic impact study that complies with the requirements of § 206-20.
- §206-36.M A landscaping plan showing compliance with all applicable buffer area and landscaping requirements of Chapter 245, Zoning, of the Code of the Township of South Strabane.
- §206-36.N A site lighting plan showing compliance with § 206-73 of this chapter.
- §206-36.R Final stormwater management calculations and construction drawings showing compliance with the Township Stormwater Management Ordinance, as now or hereafter enacted or amended.

§206-36.S A soil erosion and sedimentation control plan, prepared by a person trained and experienced in control methods and techniques, which conforms to the requirements of the Pennsylvania Clean Streams Law[2] and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection (PA DEP) governing erosion control and evidence of review and approval by the Washington County Conservation District, if required by law.

## **CHAPTER 245 ZONING**

### **ARTICLE X – C-2 GENERAL COMMERCIAL DISTRICT**

#### **245-63 AUTHORIZED USES**

§245-63.A(1) Business or professional offices are a permitted use in the C-2 General Commercial Zoning District.

### **ARTICLE XVI – SUPPLEMENTAL REGULATIONS**

#### **245-171 BUFFER AREAS AND LANDSCAPING**

§245-171.B(2) Development proposed adjoining any C-1 or C-2 District requires Buffer Area C

### **GENERAL COMMENTS**

On behalf of South Strabane Township, KLH Engineers and the Township reserve the right to amend this review and/or add additional comments when new or revised information is submitted for consideration.

The Township may have additional comments.

The application submitted for Land Development Plan Approval contains deficiencies that need to be addressed by the applicant. The application was reviewed solely for conformance to Township Ordinance standards. Revised plans and a review response letter stating how these comments were addressed need to be submitted to address the above comments. We are recommending both preliminary and final approval of the application for Land Development for the Ameriprise Financial Interior Renovations and Exit Stair Addition contingent upon the deficiencies being addressed.

Very truly yours,

KLH ENGINEERS, INC.



Scott D. Groom, PLS

Ms. Phillis moved to recommend the Board of Supervisors deny the Application for Preliminary and Final Land Development from X-Tile LLC (d/b/a/ Dillon Renovations) for a Building Addition located at 1150 Washington Road in the C-2 Zoning District due to no representative from the Applicant being present. Mr. Reitz seconded the motion. The motion passed on a unanimous voice vote.

**10. PREAPPLICATION MEETING WITH SNUFFY INVESTMENTS, LP. REGARDING A PROPOSED PLANNED RESIDENTIAL DEVELOPMENT ALONG QUARRY ROAD, FURTHER IDENTIFIED AS PARCEL NO. 600-007-00-00-0036-00**

Steven Victor, Landscape Architect for Snuffy Investments, LP (“Applicant”) from Victor Wetzel Associates, Frank Zappala, Developer for the Applicant from The First City Company and Ryan Klousnitzer, Builder for the Applicant from NVR, Inc. appeared before the Planning Commission to present their proposal for a Planned Residential Development (“PRD”) along Quarry Road near the intersection with Lakeview Drive at a parcel known as the Snuffy Property (“Property”). Mr. Victor gave an overview of the proposal.

He stated the Property is currently in the I-2 Zoning District, so their first step will be to apply to re-zone the Property coupled with a Master Plan. He stated the Property is approximately 133 acres and discussed how the Township’s Comprehensive Plan identifies it as developable land. Mr. Victor showed the topography of the site and described the surrounding properties, including the Township Community Park. He stated there had been direction in the past to explore a second entrance further north on Quarry Road. However, access in this area has proven impossible due to the topography and the presence of a gas line.

Mr. Victor provided an overview of the housing styles proposed to comprise the development. He stated there will be 54 duplex units on 27 lots in the western portion of the Property. Mr. Victor stated these would be targeted at “empty-nesters” and displayed a floor plan. Mr. Pozzuto asked if these units will have basements. Mr. Victor stated basements will be optional. Mr. Klousnitzer stated 95% of the houses will eventually have basements and it is their experience those in this region typically want them. Mr. Victor stated the central portion of the site will be comprised of 94 units of lifestyle single-family homes. He stated a simple way of thinking of these units is a duplex unit split. Mr. Victor stated these homes will have the basement option as well. Mr. Klousnitzer stated these homes will be maintenance-free and also targeted at “empty-nesters”.

In response to a question from Ms. Panasik, Mr. Victor confirmed the development will have a Homeowners’ Association (“HOA”). A discussion regarding HOA’s in general ensued. In

response to a question from Ms. Panasik regarding where else in Washington County they have built, Mr. Klousnitzer stated NVR, Inc. has built a development in the Chartiers-Houston area.

Mr. Victor stated the remainder of the development will comprise 148 units of traditional single-family homes.

Mr. Victor described how the topography of the site guided their design of the development's internal circulation. Mr. Victor described the access to the development as a wide boulevard-style entrance/exit. He described how this will assist with the ingress/egress of emergency vehicles. Mr. Victor provided an overview of a proposed four parklets within the development. He stated they would range in size from one-half acre to over one acre upon a question from Mr. Gordon. A discussion on the setback of the Columbia gas line within the development ensued.

Mr. Pozzuto inquired on the potential connections to the Township Community Park. Mr. Victor stated the Community Park is a wonderful asset for the Applicant. He stated they had reviewed the Township's Community Park Master Plan and based on it have two proposed trail connections. He stated these could also be utilized as alternative emergency vehicle access.

Mr. Victor stated the Applicant would like to rezone the parcel from the existing I-2 Zoning District to the R-2 Zoning District to enable them to construct the PRD. He then described ways the proposed development is consistent with the Township's Comprehensive Plan. Mr. Victor stated their next step is to file an application for rezoning and a Master Plan and requested comments from the Planning Commission prior to their submittal.

Mr. Gordon stated the residents on Quarry Road and Lakeview Drive are concerned about an increase in traffic. Mr. Pozzuto noted there is a proposal for another development nearby down Lakeview Drive. A discussion on reaching out to PennDOT regarding possible upgrades to Lakeview Drive ensued. Mr. Klousnitzer stated the PRD submittal requires a traffic impact study. He stated they are aware the Township has no Traffic Impact Fee, but they are willing to contribute to assist in future improvements.

Ms. Panasik expressed her concerns regarding the impact this development will have on Quarry Road. A discussion ensued on the particular zoning district the Applicant proposes to rezone the Property.

Mr. Pozzuto noted the Quarry Road Pump Station will require updates in order for the proposed development to be constructed. Mr. Victor stated they have already met with WEWJA who informed them of the cost for the necessary upgrades. He added these costs would not be a significant barrier. A discussion ensued regarding the upgrades to the Quarry Road Pump Station.

Ms. Phillis expressed concern with the railroad trestle south of the proposed entrance. Mr. Pozzuto stated there is nothing that can be done regarding this. Ms. Phillis suggested left turns out of the development be restricted. Mr. Victor stated they recognize this issue and a discussion on safety ensued. Mr. Gordon inquired of the Applicant's timeline. Mr. Victor stated they will be filing their rezoning and Master Plan application soon.



**11. ADJOURNMENT**

There being no further business to come before the Commission, Ms. Phillis moved to adjourn the meeting at 9:04 p.m. Mr. Reitz seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,

Jim Sutter  
Assistant to the Township Manager