

SOUTH STRABANE TOWNSHIP
PLANNING COMMISSION REGULAR MEETING MINUTES

August 6, 2020

APPROVED MEETING MINUTES

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, August 6, 2020 at 7:00 P.M. in the Mae C. Reynolds Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present: Chairperson Fred Pozzuto, Vice-Chair Kopko via telephone, Ms. Susan Bayard, Mr. Jay Gordon, Ms. Paula Phillis, Mr. Thomas Steele, and Mr. William Ursic

Also present: Township Manager Brandon Stanick, Assistant to the Township Manager Patrick Conners, Township Solicitor Dennis Makel, and Township Engineer Kevin Creagh.

Chair Pozzuto led the group in the Pledge of Allegiance.

PUBLIC COMMENT:

Mr. Tom Lonich, representing residents within the Pancake neighborhood of the Township, came before the Planning Commission asking the Planning Commission to consider re-zoning the C-2 portions of Pancake to residential. Assistant to the Township Manager Conners illustrated the Zoning Map to facilitate further discussion. Ms. Phillis noted that businesses do reside within the Pancake neighborhood and expressed her concerns with their status should a rezoning take place. Mr. Pozzuto expressed his apprehension in re-zoning the commercial area of Pancake. He noted the area's proximity to Route 40 being a major industrial/commercial corridor. Mr. Steele noted that numerous residents have expressed their concern regarding the current zoning status of portions of the Pancake neighborhood. Mr. Gordon noted the Township should look into the legal ramifications of re-zoning the area, highlighting the recent discussions concerning the approved winery at 10 McCoy Lane. He also expressed his apprehension in recommending a zoning change without residents formally requesting such an action in person. Mr. Kopko stated he would be in favor of a workshop session to discuss the Pancake neighborhood.

After some discussion, Ms. Phillis moved to recommend the Board of Supervisors authorize the Planning Commission to review the zoning status of the Pancake neighborhood. Mr. Kopko seconded the motion. The motion passed on the following vote.

Ayes: (5) Bayard, Kopko, Phillis, Steele, and Ursic

Nays: (2) Gordon and Pozzuto

APPROVAL OF PLANNING COMMISSION REGULAR MEETING MINUTES – July 2, 2020

Mr. Pozzuto moved to approve the July 2, 2020 Regular Meeting Minutes. Mr. Gordon seconded the motion. The motion passed on a unanimous voice vote with Mr. Kopko abstaining citing his absence from the last meeting.

Review of Application for Preliminary and Final Land Development Approval for the Bradford Run Phase IV Planned Residential Development in the R-2 Residential Zoning District

**Township of South Strabane
Application for Land Development Plan Approval
Bradford Run PRD • Phase 4**

A land development application prepared by Gateway Engineers was received on behalf of J. Angelides Enterprises, LLC, on July 17, 2020 for Land Development approval for the Planned Residential Development of land for the Bradford Run Phase 4 development located on Country Club Road, South Strabane Township the R-2 Suburban Residential District.

KLH has previously recommended approval of the Bradford Run PRD - Phase 4 by letter dated June 6, 2020.

The land development application was reviewed by KLH Engineers, Inc. for completeness and compliance with the Township land development, storm water, and zoning requirements for an approved Planned Residential Development use in the R-2 Suburban Residential District.

The land development application dated May 23, 2019 was found to be complete on July 31, 2020 with the requirements of Article VI Land Development Procedures, specifically §206-36.A-X. for preliminary application requirements.

The application was reviewed for compliance with the Township Zoning Article VI, for the R-2 Suburban Residential District specifically §245-30 through §245-37 and Article XIV. Planned Residential Developments §245-94 through §245-98. The application was found to be in compliance with the Zoning requirements for a Planned Residential Development in the R-2 Suburban Residential District based on the granted variances from the Zoning Hearing Board of, January 17, 2007, and July 10, 2013, and the Modification/waiver request approved by the Board of Supervisors in August, 2013.

The Application is also in compliance with the Township's Subdivision and Land Development Ordinance requirements per §206 and the Township's Storm Water Management requirements per §198. Per Appendix E - Stormwater Controls and Best Management Practices Operations and Maintenance Agreement needs to be executed and a fee negotiated by the Township and the applicant at a later date.

The land development application is in compliance with the zoning, land development, and storm water requirements of South Strabane Township. We are recommending approval of the land development application for the Bradford Run, Planned Residential Develop Phase 4 at this lime.

Very truly yours,
KLH Engineers, Inc.

Scott D. Groom, PLS

Mr. John Quigley, representing J. Angelides Enterprises, L.P. came before the Planning Commission seeking a recommendation for approval for Preliminary and Final Land Development for the Bradford Run Phase IV Planned Residential Development. He highlighted that after numerous extensions and unexpected delays, the Applicant was asked to re-submit for Subdivision and Land Development approval. He cited the applications, including Preliminary and Final Major Subdivision for Bradford Run Phase IV were recommended for Approval during the June 6, 2019 Planning Commission Regular Meeting and were approved at the June 25, 2019 Regular Meeting of the Board of Supervisors. After some discussion Mr. Pozzuto expressed his apprehension regarding a request for a waiver from section 245-96 H (C) of the Township's Zoning Code concerning aggregate side yard setbacks. He noted the Code requires a total distance of no less than 20 feet (10 feet for each side yard) between structures. He cited the applicant is seeking a reduction of 5 feet resulting in a total of 15 feet for aggregate side yards. A lengthy discussion ensued regarding past variances granted for the Development dating back to the original approval. Assistant to the Township Manager Connors read aloud excerpts from the Planning Commission Regular Meeting Minutes from June 6, 2019, highlighting that similar concerns were raised by members of the Commission previously.

A discussion regarding the Bradford Run Master Plan ensued. Mr. Quigley highlighted that he was unsure of the specific details of the requested waiver. Mr. Pozzuto cited the 2013 Zoning Hearing Board decision and all prior recommendations were not bound to the Commission's current consideration. Township Solicitor Makel highlighted the Township Engineer recommends approval of the application(s) for Subdivision and Land Development of Phase IV. Mr. Pozzuto expressed his concerns regarding the Development's additional load on the public sewage system.

After some discussion, Mr. Steele moved to recommend Preliminary and Final Land Development Approval for the Bradford Run Phase IV Planned Residential Development in the R-2 Residential Zoning District without an aggregate side yard reduction waiver. Mr. Pozzuto seconded the motion. The motion passed on a unanimous voice vote.

Review of Application for Preliminary and Final Subdivision Approval for the Bradford Phase IV Planned Residential Development in the R-2 Residential Zoning District

**Township of South Strabane
Application for Subdivision Approval
Final Approval Review for Major Subdivision Application
Bradford Run PRD - Phase 4**

An application for Subdivision Approval and Land Development Plan Approval have been received from J. Angelides Enterprises, LP for Bradford Run PRD - Phase 4.

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 Subdivision Approval dated May 23, 2019.
- Bradford Run PRD - Phase 4 prepared by The Gateway Engineers, Inc. dated May 23, 2019 10th revision July 16, 2020.

KLH has previously recommended approval of the Bradford Run PRD - Phase 4 by letter dated June 6, 2020.

**CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT
ARTICLE IV - MAJOR SUBDIVISIONS
§206-20 APPLICATION PROCEDURE - Completeness Review**

The application has been reviewed, and has been determined complete with the requirements of §206-20.

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

This property is zoned R-2.

The Subdivision Plat contains the required Table of Zoning Requirements and is in compliance with the zoning requirements of Article VI for the R-2 District §245-30 through §245-37, and Article XIV for Planned Residential Developments §245-94 through §245-98, based on the listed variances and modification/waiver requests previously approved by the Zoning Hearing Board and Board of Supervisors respectively.

GENERAL COMMENTS

1. The Township may have additional comments.
2. The applicant must provide site Survey monuments, bench marks and lot pins for the subdivision as defined and required under §206-53.

We are recommending Preliminary and Final Approval of the Bradford Run PRO, Phase 4 major subdivision application at this time.

Very Truly yours,
KLH Engineers, Inc.

Scott D. Groom, P.L.S.

Citing the previous item, Mr. Pozzuto moved to recommend Preliminary and Final Major Subdivision Approval for the Bradford Run Phase IV Planned Residential Development in the R-2 Residential Zoning District without an aggregate side yard reduction waiver and subject to the Washington East Washington Joint Authority's comments. Mr. Gordon seconded the motion. The motion was passed on a unanimous voice vote.

Review of Pre-Application Materials for a Proposed Planned Residential Development Along Quarry Road

Mr. Gregory Hienemann of Sandy Hill Development came before the Planning Commission seeking feedback for a proposed Planned Residential Development (PRD) along Quarry Road. Mr. Hienemann stated that he has entered into a purchase agreement with the owners of Parcel 600-007-00-00-0036-00 consisting of approximately 136 acres. He illustrated the proposed PRD on the property citing that the current vision would be approximately 300 single family and attached two-family homes within the PRD. He discussed the lot size, setbacks, and amenities, highlighting that he would prefer for the property to be re-zoned R-2 (Residential Suburban Zoning District). He stated he would not be seeking any variances or waivers from the existing zoning regulations, should the property be rezoned. He also highlighted that he would be open to suggestions/recommendations from the Planning Commission, citing his concept is in the preliminary stages.

Mr. Steele expressed his concerns for a dense development along Quarry Road. He stated the road and local infrastructure are not ideal for a large influx of vehicular traffic and increased residential population. Mr. Gordon agreed with Mr. Steele, citing that Lakeview Drive needs repaired. Mr. Steele stated that he would be in favor of re-zoning the tract of land to residential, but would not be in favor of a PRD. Mr. Pozzuto noted the railroad trestle along Lakeview Drive that could constrict an expansion of vehicular traffic in the area. He stated the terrain and lot are appropriate for a PRD, but the infrastructure could prove troublesome. Ms. Phillis inquired if one main access point would be enough for a PRD.

Mr. Hienemann acknowledged the area needs infrastructure upgrades, including sanitary sewer pumps. He continued by stating the proposed development's number of residences needs to make financial sense in order to move forward, but cited that he is open to re-consider the final number of dwellings and overall density. Mr. Pozzuto inquired if the two-family dwellings would be subdivided along a party wall, similar to Strabane Manor. Mr. Hienemann confirmed that would be the case. Mr. Kopko stated he would be in favor of re-zoning the area from Industrial to Residential regardless of the intentions of the Applicant. He continued by stating the impacts of a large PRD on the Township could outweigh the benefits of an expanded tax-base. Mr. Steele stated that the Developer's economic situation should not be a factor. He highlighted the Commission's priority should be to do what is best for Township residents.

Mr. Jason Falvo of Quarry Road expressed his concerns regarding a PRD at this location. He stated the increased traffic could present a danger to current residents.

After a brief discussion regarding re-zoning, Mr. Hienemann stated that he would revisit his proposal and return to the Planning Commission at a later date to continue the discussion.

Adjournment

There being no further business to come before the Board, Mr. Gordon moved to adjourn the meeting at 8:30p.m. Mr. Ursic seconded the motion. The motion passed on a unanimous voice vote.

Respectfully,
Patrick M. Conners

Assistant to the Township Manager