

SOUTH STRABANE TOWNSHIP APPROVED
PLANNING COMMISSION MEETING MINUTES
December 7, 2017

The Planning Commission of South Strabane Township held a Regular Meeting on Thursday, December 7, 2017 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Paula Phillis, Chairman; Fred Pozzuto, Laynee Zipko, Joseph Kopko and Susan Bayard, Members. Also present were: Township Engineer Michael Sherrieb; Solicitor Christopher Furman; Township Manager Brandon Stanick and Recording Secretary Ellen Wallo. Members Thomas Steele and Jay Gordon were absent.

Chair Phillis led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

Final Subdivision Approval for the Jason and Ivy Rodgers Subdivision No. 1 for 2 lots at 1670 East Beau Street, Zoning District R-2.

Mr. Pozzuto noted that this is the third time the petitioners have not attended their scheduled meeting. Ms. Wallo assured the Board that Ms. Rodgers was advised that someone needed to be in attendance at each of the meetings.

Due to the petitioner not being in attendance Mr. Pozzuto moved to take Item #3 first and then return to the regular order of the meeting. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

Preliminary Subdivision Approval for the Falconi Subdivision Plan No. 1, for two lots between East Beau Street and Lakeview Drive, Zoning District R-1.

Anthony Marinelli, representing the Falconi family, was present. He stated that the application is for two (2) lots between East Beau Street and Lakeview Drive, part of the estate of Angelo F. Falconi.

Engineer's Comments (KLH Engineers):

CHAPTER 206 SUBDIVISION AND LAND DEVELOPMENT

ARTICLE IV – MINOR SUBDIVISIONS

206-13 APPLICATION PROCEDURE-Completeness Review

The application as received is incomplete. The following items must be provided or included on the subdivision to be considered complete.

206-13.A.(11)(h) Plan of all existing or proposed sanitary and storm water systems showing feasible connections to the existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert and other elevations shall be indicated. **Sanitary and storm sewers are not located on drawing, not detailed size, material, connection or invert elevations are provided, please provide.**

December 7, 2017

- 206.13.A.(11)(i) Watercourses or Wetlands if any exist on the property. **Please provide existing watercourses and/or wetlands on the plat.**
- 206.13.A.(11)(j) An indication on the plat identifying the company or authority that will provide water, sewer, gas, electric and other utility services, showing the existing or proposed location of the utilities. **Please provide utilities listing on the plat, including public sewage.**
- 206.13.A.(11)(m) The applicable clauses contained in Appendix IV of this Chapter. **The Certification of Title clause either with or without mortgage needs to be included on the plat.**
- 206.13.A.(11)(p) Plan monumentations, as required by Section 206-53 of this Chapter. **I recommend waiving the concrete monuments requirement under Section 206-53.A as this is a minor subdivision and all points and corners are provided steel pins.**

In addition the subdivision currently divides parcel 600-005-00-00-0067-01 into two parcels, Lot 1 and Lot 2. Lot 2 has no available frontage and is essentially a land locked parcel which is shown to be land tied to parcel 600-005-00-00-0071-00. I recommend for clarity that Lot 2 be consolidated with parcel 600-005-00-00-0071-00 and the current lot line shown as a land tie of Lot 2 and parcel 600-005-00-00-0071-00 be extinguished as part of this subdivision.

Mr. Sherrieb also stated that Lot 2 has no frontage, therefore the plat must show a consolidation or an easement/maintenance agreement to rear lot. He also stated that the existing buildings shown on the plat should be labeled razed and existing with a non-conforming use.

Mr. Pozzuto pointed out that the entire parcel number should be shown on the drawing.

Mr. Pozzuto moved to table Preliminary Subdivision Plan No. 1 approval for two lots between East Beau Street and Lakeview Drive, Zoning District R-1, due to the incomplete submission and to return for Preliminary and Final Subdivision approval if all comments are answered. Mr. Kopko seconded the motion and it passed by a unanimous voice vote.

Staff Update

Solicitor Furman reported on an issue at Strabane Manor on Fischer Road regarding stormwater facilities.

Rodgers Subdivision

Mr. Pozzuto moved to recommend that the Final Subdivision Approval for Jason and Ivy Rodgers Subdivision No. 1 for 2 lots at 1670 East Beau Street, Zoning District R-2, be tabled and that the Rodgers' be advised to be in attendance at the next meeting in January, 2018 or this subdivision application will be rejected and they must reapply. Ms. Bayard seconded the motion and it passed by a unanimous voice vote.

Minutes

Ms. Zipko moved a motion to approve the November 2, 2017 meeting minutes as presented. The motion was seconded by Mr. Kopko and passed on a unanimous voice vote.

Adjournment

There being no further business to come before the Board, Ms. Zipko moved to adjourn the meeting at 7:45 p.m. Ms. Phillis seconded the motion. The motion passed on a unanimous voice vote.

December 7, 2017

Submitted by,

Ellen G. Wallo

Ellen G. Wallo
Recording Secretary

December 7, 2017