

September 7, 2016

A Public Hearing of the Board of Supervisors of South Strabane Township took place on the above date in the Mae C. Reynolds Meeting Room of the Municipal Building, 550 Washington Road, Washington, PA 15301-9622 at 7:00 P.M.

Present for the Public Hearing were: Mr. John Keisling, Chairman; Mr. Robert Weber, Vice-Chairman; Mr. Edward Mazur, Ms. Laynee Zipko and Mr. Thomas Moore, Supervisors; Mr. Dennis Makel, Solicitor and Mr. John Stickle, Manager.

A Visitor's List is on file. There were approximately thirty-nine (39) persons in the audience.

Mr. Keisling called the Public Hearing to order and led the group in the Pledge of Allegiance.

PUBLIC HEARING:

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Mr. Keisling reported that tonight's Public Hearing is to consider a Conditional Use Application of Racetrack Road Development and Mulach Steel for a Light Manufacturing and Business Office at Racetrack Road and Tanger Boulevard, zone C-3 (The Planning Commission recommended approval at their July 7, 2016 meeting).

Mr. Keisling asked if the Board members wished to add any additional items to tonight's agenda.

Dusty Kirk, Reed Smith, representing Racetrack Road Development asked if the Racetrack Road Development Master Plan, which was tabled by the Supervisors at their August 23, 2016 meeting, would be considered this evening.

Mr. Makel reported that since tonight's Public Hearing has been advertised for only consideration of the Racetrack Road Development Conditional Use Application, that no other items may be considered this evening. Mr. Makel reported that the Master Plan will need to be considered by the Supervisors at a future Supervisor's meeting.

Ms. Kirk swore in the representatives of Racetrack Road Development that will be speaking this evening including Tony Rosenberger and Steve Thomas of Chapman Properties, George Haberman and Jeff DePaolis of CEC, Bill Matthews and Leroy Frederick of Ensinger. Paul Dedomenico of Reed Smith was also present.

In response to a question from Mr. Weber, Mr. Thomas explained how Mulach Steel's name is part of the application. He reported that Shelby Corporation was a subsidiary of Mulach Steel. When Shelby Corporation was dissolved in 2000, the property reverted to Mulach Steel, which is basically a real estate holding company.

APPLICANT PRESENTATION

Ms. Kirk reported that under the Township's Zoning Ordinance, that Light Manufacturing is a Conditional Use in the C-3 Regional Commercial District. She further reported that Racetrack Road Development and Mulach Steel are interested in developing their property off Racetrack Road, and that the first phase is to include the construction of a Light Manufacturing and Business Office for Ensinger.

Bill Matthews, Vice-President of Administration for Ensinger, introduced himself. He explained that Ensinger is currently located in North Strabane on Meadowlands Boulevard, but that they are interested in building a new facility and offices as part of the proposed Racetrack Road Development.

Mr. Matthews provided background information regarding Ensinger. It has 28 offices in 18 countries, and has manufacturing facilities in the U.S., United Kingdom, Germany and Malaysia.

Mr. Matthews explained that Ensinger makes stock shapes from high performance plastics. Plastic pellets go through an extruder which shapes the plastic into different forms and shapes, after passing through a dye. Mr. Matthews further explained that their products are purchased by companies who use such forms for making products in the automotive, aerospace and food processing industries, as well as others.

Mr. Matthews explained how Ensinger has added on to their current facility, but now they have outgrown their current facility and are in need of a new facility to operate their business.

Mr. Matthews reported that the businesses in the vicinity of their current location on Meadowlands Boulevard have never complained about issues such as noise, dust, fumes, etc.

Mr. Matthews explained that the total Racetrack Road Development is approximately 156 Acres, and the Ensinger lot would be 30 acres, of which 20 acres would be used for their site. Mr. Matthews showed the proposed Master Plan of the Racetrack Road Development. He showed the location of the proposed Ensinger site, which would be approximately 1500 feet from the Strabane Manor development to the south.

Mr. Matthews showed an architectural rendering of their proposed new facility of approximately 230,000 square feet. He showed where the building, parking, landscaping, retention pond, etc. would be located on the site. There will also be room left for future expansion, if necessary.

Mr. Matthews explained that there will be an easement connecting the Racetrack Road Development to Strabane Manor, however, such easement is for emergency access only and will not be used for vehicular traffic.

Mr. Matthews reported that the proposed truck traffic to and from the proposed facility will travel Racetrack Road to Tanger Boulevard to the lower entrance of Southport Road. He further reported that such truck traffic will not use the upper entrance to Southport Road, which will intersect with the entrance to the Tanger Outlets. He further reported that typically their facility has 8 trucks arriving and 3 trucks departing, on a daily basis.

Mr. Matthews reported that the Ensinger facility has two (2) PaDEP operating permits for air emissions. One is for warm air emitted from an after burner and the other is for air emitted from the extruders.

Mr. Matthews reported that the Ensinger facility will make a positive contribution to the tax base and will provide employment.

In response to a question from Ms. Kirk, Mr. Matthews reported that Ensinger currently has 118 employees, and with the new facility, such employment will grow by approximately 30 additional employees. He further reported that the average employee earns approximately \$50,000 per year plus benefits.

Ms. Kirk asked that the Power Point presentation made by Mr. Matthews be considered Exhibit A. Ms. Zipko made a motion, seconded by Mr. Keisling, to accept the Ensinger Power Point presentation as Exhibit A. Motion carried.

Ms. Kirk asked that the Racetrack Road Development Master Plan Map be considered Exhibit B. Ms. Zipko made a motion, seconded by Mr. Keisling, to accept the Racetrack Road Development Master Plan as Exhibit B. Motion carried.

Next was Leroy Frederick who is the Project Manager for the Ensinger facility. He reported that he is the owner's representative between Ensinger, the design architect and the contractor for the project.

Mr. Frederick reported that the proposed Ensinger building would be a state-of-the-art building with insulated glass and panels, pre-cast concrete, landscaping, waterless toilets and a modern roof structure. The proposed building could be LEED rated as well.

Ms. Kirk then asked that the enlarged drawings of the proposed Ensinger Site Plan be made Exhibit C. Ms. Zipko made a motion, seconded by Mr. Keisling, to accept the enlarged Site Plan drawing of the Ensinger Site as Exhibit C. Motion carried.

Next was George Haberman of Civil and Environmental Consultants. Mr. Haberman reported that he is the design engineer for the site to be developed. Mr. Haberman reported that he has prepared multiple scenarios for the Racetrack Road Development site, some with access from Racetrack Road, others with access off Tanger Boulevard. Mr. Haberman reported that the scenario depicted in the proposed Master Plan is the best scenario he has been able to develop. He reported that the lot directly across from the Meadows site will have single access from Racetrack Road. He further reported that Southport Road is proposed to have access points off Tanger Boulevard at the driveway to the Marriott Hotel, and at the driveway to Tanger Outlets.

Mr. Haberman explained that the development will be constructed in phases. A stream runs between Phase 1 and Phase 2. He noted that per PaDEP requirements, that a 50 foot buffer must be maintained on each side of the stream. He further noted that the NPDES Permit to perform earth work at the site, has already been obtained.

Ms. Kirk asked that the NPDES permit be made Exhibit D. Ms. Zipko made a motion, seconded by Mr. Keisling to accept the Racetrack Road Development NPDES permit as Exhibit D. Motion carried.

Next was Jeff DePaolis of Civil and Environmental Consultants. Mr. DePaolis stated that he is a professional traffic engineer with CEC. Mr. DePaolis reported that Tanger Boulevard was designed as a collector street, and was meant to collect traffic from local roads. He reported that Tanger Boulevard was designed to handle a significant amount of traffic. He reported that Racetrack Road is considered an arterial roadway.

Mr. DePaolis reported that the traffic which will be generated from the proposed Ensinger facility will not add a lot of traffic to Tanger Boulevard, and that Tanger Boulevard was designed to handle such additional traffic.

Next was Tony Rosenberger of Chapman Properties. Mr. Rosenberger showed a Power Point which illustrated the location of Racetrack Road Development property in relation to the adjacent properties. (Master Plan) Mr. Rosenberger explained how the proposed Ensinger facility will be 100 feet from Racetrack Road, and then there will be another 100 feet until you reach the top of the hill where the Strabane Manor property is located. He noted that the existing trees between the Chapman property and Strabane Manor will remain as part of a 100 foot buffer. He also noted that there will be an embankment from the Strabane Manor townhouses going up the hill, before the Chapman property even begins at the crest of such hill.

Mr. Rosenberger offered to provide a one-half acre parcel as a recreation area, at a location where the Chapman property abuts the Strabane Manor property near Shawnee Drive, to be deeded to the Township. Additionally, Chapman Properties will set aside an additional one-half acre site for an undisturbed historical site, to locate any archaeological findings from the Chapman property.

Mr. Rosenberger explained that there is an easement at the end of Flint Drive, that is meant for an emergency ingress/egress through to the Chapman property.

Ms. Kirk asked that the CEC Cross Section Chart be accepted as an Exhibit. Ms. Zipko then made a motion, seconded by Mr. Keisling to accept the CEC Cross Section Chart as Exhibit E. Motion carried.

Ms. Kirk asked that the Chapman Properties Power Point be accepted as an Exhibit. Ms. Zipko made a motion, seconded by Mr. Keisling, to accept the Chapman Properties Power Point as Exhibit F. Motion carried with Mr. Keisling, Mr. Weber, Ms. Zipko and Mr. Moore voting yes and Mr. Mazur voting no.

Mr. Rosenberger reported that the Racetrack Road Development will be separate from the Strabane Manor Development as a result of natural barriers, elevation and building design.

Mr. Rosenberger then reviewed the anticipated real estate tax revenue that the Township, School District and County would receive, as a result of the proposed development.

Ms. Kirk asked that the Tax Projection Information for the proposed development, be accepted as an exhibit. Ms. Zipko then made a motion, seconded by Mr. Keisling, to accept the Tax Projection Information for the proposed development as Exhibit G. Motion carried.

In response to a question from Ms. Kirk, Mr. Haberman reported that the proposed parking lot lighting at the proposed development, will comply with all of the Zoning Ordinance requirements regarding lighting. Mr. Haberman also reported that all of the Conditional Use requirements can be met. He explained that a preliminary design for the Ensinger lot has been prepared for the Conditional Use Application, and when the project proceeds to Land Development Approval, that a more complete set of design drawings will then be prepared.

PUBLIC HEARING/ CONT.

Ms. Kirk reported that the Township Planning Commission had already recommended approval of the Conditional Use Application, and that the Township Engineer had also recommended approval.

SUPERVISORS COMMENTS

Mr. Keisling then asked for comments or questions from the Supervisors.

In response to a question from Mr. Mazur, Mr. Haberman reported that Lots 1, 3 and 4 will be accessed from Southport Road. Mr. Mazur recommended that instead of having the lots in the Racetrack Road Development access Southport Road to Tanger Boulevard, that it would be better for the developer to construct a road off of Racetrack Road, that could access all of the lots in the proposed development.

Mr. Haberman reported that he had prepared various Master Plan scenarios, that would include constructing an access road off of Racetrack Road, at the point of the Meadows entrance, but that due to the dramatic change in elevation, that such Master Plan scenario would only result in the creation of small pads for development. He noted that the only feasible Master Plan includes access from Tanger Boulevard into the development, via a loop road (Southport Road).

Mr. Mazur noted that the proposed Master Plan leaves much of the overall site undeveloped. He suggested that the applicant consider property off of I-70 at Zediker Station Road for the proposed Ensinger facility. Ms. Kirk reported that Ensinger has already looked at many sites to build their new facility, and the one that is being considered this evening, suits their needs the best.

AUDIENCE COMMENTS

Mr. Keisling asked for comments from those in the audience.

James Stewart, 1131 Arrowhead Drive, reported that he is on the Board of Directors for the Strabane Manor Homeowner's Association, and he is a member of the Township Zoning Hearing Board. Mr. Stewart presented a petition from approximately 170 residents of Strabane Manor expressing their opposition to the Conditional Use Application.

Mr. Stewart reported that tonight's presentation by the applicant was good in that it addressed many of the Strabane Manor homeowners' concerns such as impact on property values, buffer/green space, pollutants, and the emergency access. He did question why the Strabane Manor residents only recently learned of the proposed development. He reported that the Strabane Manor residents are fearful of having light manufacturing so close to their homes. Mr. Rosenberger noted that the Ensinger lot will be the only light manufacturing use in the entire development, with the rest of the development consisting of hotels, offices, retail and restaurants.

Mr. Moore then made a motion, seconded by Mr. Weber, to accept the petition from the Strabane Manor residents expressing opposition to the Conditional Use Application as Exhibit H. Motion carried.

Mr. Stewart recommended that the Township impose a moratorium on all development in the Township, until the Comprehensive Plan is updated.

Joseph Kopko, 129 Eastpointe Drive, reported that he is a member of the Township Planning Commission and that he voted in opposition to the text amendment which added Light Manufacturing as a Conditional Use in the C-3 Regional Commercial District.

Mr. Kopko reported that unlike the Victory Centre TIF, that the current development proposal would be a financial win for the Township. Mr. Kopko reported that based on his calculations using the new reassessment figures, that the Ensinger project could generate as much as \$20,000 per year for the Township, \$300,000 per year for the School District, and \$70,000 per year for the County in Real Estate Taxes.

Mr. Kopko felt that if the Township can come to an agreement with Racetrack Road Development regarding contributing towards the maintenance costs for Tanger Boulevard, then the development overall will be a benefit for the Township.

Frank Stanek, 2322 Flint Drive, asked about Light Manufacturing being allowed as a Conditional Use in the C-3 District. Mr. Keisling recalled that based on a request from Chapman Properties, that the Board in 2015, amended the Township Zoning Ordinance, to allow for Light Manufacturing use in the C-3 District as a Conditional Use.

Judi Panasik, 35 Green Crescent Drive, stated that the public is being misled by the applicant, and that the developer could change the use of their property in the future. Ms. Panasik questioned who would maintain the property offered to be donated to the Township for recreation purposes. She did not think it was a good idea to have industrial next to residential areas.

Ms. Panasik reported that the Township is not in need of additional tax revenue. She wondered if residents of Strabane Manor would have built their houses there, if they knew such houses would be near an industrial site. She felt that it shouldn't be the Township's responsibility to accept Tanger Boulevard as a Township road. She asked that the Supervisors stand up for the residents, and not industry or business.

Cynthia Rossi, 99 Zediker Station Road, reported that Ensinger is a fine business and is not in the business of plastic manufacturing. She did, however, question if the Township should accept Tanger Boulevard as a Township road.

Ms. Rossi recommended Chapman providing even larger green spaces and parks than already offered, and she suggested that the Chapman development include residential housing in the area which abuts Strabane manor.

Eric Zipko, 725 Berry Road, reported that he agreed with the comments made by Mr. Kopko.

Tom Hinsing, 2147 Shawnee Drive, recommended that the developer provide road maintenance cost contributions to the Township, based on an actual cost basis, rather than an estimated amount.

ADDITIONAL SUPERVISORS
COMMENTS

Mr. Keisling then asked for additional comments or questions from the Supervisors.

Mr. Moore recalled that it has been said by the applicant previously, that Tanger Boulevard needs to be accepted by the Township as a Township road, for the development to take place. Mr. Moore reported that Tanger Boulevard is a failed street, and that it will be expensive to repair and maintain.

Ms. Zipko reported that her question as to why the proposed development can't have direct access from Racetrack Road, has already been addressed by the applicant's engineer.

She reported that she was against the Victory Centre TIF for various reasons. She further stated that she would be in favor of having the Township accept Tanger Boulevard as a Township road, but only if Chapman pays an annual fee to cover the cost for such road maintenance.

Ms. Zipko went on to state that the development of the Chapman property will be a benefit for the Township going into the future.

Mr. Weber thanked Mr. Matthews for his hospitality during a recent tour of the Ensinger facility on Meadowlands Boulevard. He thanked the Chapman representatives for accepting input from the Strabane Manor residents.

He reported that once Strabane Manor Phase 4 is completed, that Strabane Manor will consist of 230 homes. He reported that the Strabane Manor residents signing of a petition in opposition to the Ensinger application shows the fears the residents have about residing near a plastics plant.

Mr. Weber reported that the Board is proceeding with an update of the Township's Comprehensive Plan which will provide needed vision and guidance as to how the Township should grow.

Ms. Zipko also reported on her tour of the Ensinger facility. She reported that such facility was clean and well run with no odors, noise or other issues.

Mr. Keisling reported that the proposed development under consideration would be a wonderful opportunity for the Township. He asked that Supervisors keep an open mind as to what's best for the community. He felt that the proposed Ensinger facility will be an asset to the Township, noting it would be their headquarters.

Mr. Keisling recommended that if the Township were to accept Tanger Boulevard as a Township road, that a Maintenance Agreement would need to be entered into between the Township and the developer. Such agreement would stipulate that: Tanger Boulevard would receive the same maintenance as the other roads in the Township; and that once the development is completed, that Tanger Boulevard would be remilled and resurfaced at a cost to the developer. He also supported Chapman's offer to provide a recreational area to be available to Strabane Manor residents.

Mr. Keisling reported that the proposed development would bring in needed revenue to the Township, as well as the School District, and would be a benefit to Senior Citizens on a fixed income.

Mr. Makel then recommended that the Conditional Use Application as submitted by Racetrack Road Development, should be accepted as an Exhibit. Ms. Zipko made a motion, seconded by Mr. Keisling, to accept the Racetrack Road Development Conditional Use Application as Exhibit I. Motion carried.

Mr. Makel then recommended that the legal advertisement for tonight's Public Hearing be accepted as an Exhibit. Ms. Zipko made a motion, seconded by Mr. Keisling, to accept the legal advertisement for tonight's Public Hearing as Exhibit J. Motion carried.

In response to a question from Mr. Makel, Mr. Didomenico responded that Lot 5 of the proposed Master Plan, is where the proposed Ensinger facility would be located, which is the subject of the Conditional Use Application.

In response to a question from Mr. Makel, Township Engineer Michael Sherrieb of KLH Engineers advised that he would recommend approval of the Conditional Use Application. He reported that the application complies with the Conditional Use requirements set forth in the Township Zoning Ordinance.

In response to a question from Mr. Makel, Mr. Haberman responded that Tanger Boulevard is located in South Strabane Township until it crosses over a stream near the Tanger Boulevard/Racetrack Road intersection. The stream is the dividing line between North Strabane and South Strabane.

Mr. Haberman explained that the portion of Tanger Boulevard that is located in North Strabane Township, is within the right-of-way of Racetrack Road.

Ms. Kirk recalled that when Tanger Boulevard was first constructed, that North Strabane allowed for South Strabane to handle all approvals, since such a small portion of Tanger Boulevard was in North Strabane.

In response to a question from Mr. Makel, Ms. Kirk reported that Ensinger estimates that approximately 140 jobs will be at their new facility, once it is up and running.

Mr. Thomas reported that the Ensinger Conditional Use, the Racetrack Road Development Master Plan and the request for the Township to accept Tanger Boulevard as a Township road, are all linked together. He further reported that the Ensinger project is the anchor to their overall development.

Mr. Thomas reported that the Ensinger facility will be the only Light Manufacturing use in the overall development.

Mr. Thomas reported that the tax revenue which the Township will receive from the overall development will more than cover the maintenance costs for Tanger Boulevard. He also reported that a Maintenance Agreement between Racetrack Road Development and the Township will set forth the conditions from the developer to cover all road maintenance costs.

Mr. Sherrieb reported that the request to dedicate Tanger Boulevard to the Township is a requirement of the project, not a requirement of the Zoning Ordinance. He further reported that it is his understanding that the project will not be able to be financed, without Tanger Boulevard being accepted as a public road.

Mr. Mazur stated that at least the proposed development is being financed privately, without the benefit of any tax breaks. Mr. Mazur did express a concern that if the Township accepts Tanger Boulevard and Southport Road as Township roads, that existing shopping centers in the Township with private road systems, will also request that the Township accept their private roadways.

ADJOURN
PUBLIC HEARING / EXECUTIVE
SESSION

Mr. Moore then made a motion, seconded by Ms. Zipko, to adjourn tonight's Public Hearing to consider a Conditional Use Application of Racetrack Road Development and Mulach Steel for a Light Manufacturing and Business Office at Racetrack Road and Tanger Boulevard, and further, to proceed to go into an Executive Session. Motion carried with Mr. Weber, Mr. Mazur, Ms. Zipko and Mr. Moore voting yes and Mr. Keisling voting no.

Mr. Keisling reported that he did not believe an Executive Session was necessary at this time.

After returning from the Executive Session, Mr. Makel reported that the Board has 45 days to act on the Conditional Use Application. He further reported that the Board intends on voting on the Conditional Use Application at its next meeting on September 13. Additionally, the Board has asked that he and the Racetrack Road Development representatives meet to work out an agreement regarding maintenance cost contributions, which would accompany any future consideration of the Racetrack Road Development Master Plan.

Mr. Keisling reported that Public Works Director Russ Grego had attended the Executive Session and he felt that instead of having Mr. Grego attend the Executive Session, that Mr. Grego should have been asked to discuss any concerns he had during the Public Hearing.

Mr. Weber then made a motion, seconded by Ms. Zipko, to adjourn the Public Hearing at 10:10 P.M. Motion carried.

Submitted by,

John J. Stickle
Manager