

PLANNING COMMISSION  
October 6, 2016

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, October 6, 2016 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Fred Pozzuto, Chairman, Vice-Chairman Paula Phillis, Jay Gordon, Joseph Kopko, Tom Steele and Ken Rigby, Members. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Chris Furman and Ellen Wallo, Recording Secretary. Absent was Member Laynee Zipko.

Mr. Pozzuto led the group in the Pledge of Allegiance and read the agenda to the audience.

PUBLIC COMMENTS

There were no Public Comments.

Mr. Steele made a motion to suspend the rules and proceed to hear the Preliminary Subdivision Approval for Jason and Ivy Rodgers Subdivision Plan No. 1 before the Public Hearing for W&W Realty, LP. The motion was seconded by Mr. Gordon and carried.

PRELIMINARY SUBDIVISION APPROVAL  
**Jason and Ivy Rodgers Subdivision Plan No. 1**

This agenda item is for Preliminary Subdivision Approval for Jason and Ivy Rodgers for Subdivision Plan No. 1 at 1670 East Beau Street, zone R-2. It includes two (2) lots on 13.5 acres.

Present in support of this application was Jason Kubiak of HMT and Associates.

Engineer's Comments (KLH Engineers):

Chapter 206 - Subdivision and Land Development

The application has been reviewed, and has been determined complete with the requirements of Section 206-13 as filed on October 3, 2016. A sewage planning module has been approved for the on-lot sanitary sewage system by the Washington County Sewage Council for this subdivision.

Chapter 245 – Zoning

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 the R-2 District Section 245-32 Area and Bulk Regulations.

I am recommending preliminary approval of the minor subdivision application at this time.

October 6, 2016

Mr. Pozzuto questioned if the planning module had to be returned to the DEP. Tom Wright of the Washington County Sewage Council will be asked about this matter.

Mr. Pozzuto also asked if public sewage was planned for Floral Hill Drive as stated in a letter from owner Ivy Rodgers. South Strabane Township Sanitary Authority will be asked to provide details as to this proposed project.

After further discussion, Mr. Gordon made a motion to recommend approval of this Preliminary Subdivision Approval for Jason and Ivy Rodgers Subdivision No. 1 at 1670 East Beau Street, zone R-2, subject to the planning module and sanitary sewer questions being answered. The motion was seconded by Mr. Rigby and carried. Mr. Steele abstained from voting on this matter.

#### PUBLIC HEARING: CONDITIONAL USE APPROVAL

#### **W&W Realty, LP (Washington Ford)**

This agenda item is a Public Hearing for Conditional Use Approval for W&W Realty, LP of 2100 Washington Pike, Heidelberg, PA 15106 for a proposed vehicle sales lot off of Munce Ridge Road adjacent to the Township lot, zone C-2.

Thomas Lonich, Esquire, Richard Rush of Widmer Engineering and Dan Wind of Woltz and Wind Enterprises were present in support of this application.

Engineer's Comments (KLH Engineers):

The conditional use application dated September 13, 2016 was found to be complete as filed on September 29, 2016. The application is in compliance with Article X, Section 245-63.B.(1).(r) as a permitted conditional use in the C-2 commercial district.

The application was also reviewed for compliance with Article XV, Section 245-163 vehicle rental, sales and service. The applications is in compliance with all of the condition as contained in Article XV, Section 245-163, A through I as submitted.

The application does not address off street loading requirements, which can be addressed during the land development application process, but must comply with Article XVII, Section 245-185.

I am recommending approval of the conditional use application.

Mr. Sherrieb stated that this application is much the same as the one presented at a past Planning Commission meeting. The difference being this application is for a vehicle sales and rental lot and the previous one was for a vehicle storage lot.

Thomas Lonich, Esquire, stated that he is representing W&W Realty Enterprises, LP at this time. He asked that the Planning Commission agree to keep the tape that is recording this meeting at least 30 days in case a transcript is needed. The Board agreed.

Mr. Lonich then asked if any of the Planning Commission members have spoken to the Township or Board of Supervisors regarding eminent domain concerning the property adjacent to the Municipal Building.

October 6, 2016

A Roll Call Vote was taken to answer Mr. Lonich's question:

Ms. Phillis	No
Mr. Steele	No
Mr. Pozzuto	No
Mr. Kopko	No
Mr. Rigby	No
Mr. Gordon	Yes

Mr. Lonich asked Mr. Gordon if he spoke about eminent domain after this application was filed. Mr. Gordon replied that he had.

Mr. Lonich stated that the Planning Commission recommended approval of the previous application for a vehicle storage lot, but that the Board of Supervisors denied the application based on this property not being identified in the C-2 zoning district and a vehicle storage lot not being an accessory under the Zoning Ordinance. The Township engineer has also reviewed the prior application and recommended approval.

Mr. Lonich also stated that this vehicle sales and rental lot will be gated and that there will be no offloading of car carriers at this site.

Mr. Lonich asked Mr. Sherrieb if the application and letter of submittal to the Township was complete and properly filed. Mr. Sherrieb answered yes. Mr. Lonich then asked Mr. Sherrieb if he had any knowledge of an eminent domain action. Mr. Sherrieb answered no.

Richard Rush of Widmer Engineering presented two (2) drawings to the Board. The first was an Existing Conditions drawing and the other was a Preliminary Site Plan. Mr. Rush stated that there will be a four way entrance into this lot and there will be no change to Munce Ridge Road.

Mr. Rush stated that lighting and buffers will meet the requirements of the ordinance and there will be no servicing of cars at this site.

Mr. Pozzuto then asked for comments from the audience.

Nancy Ross of 10 Kingswood Court stated that the residents have safety concerns and wondered if a traffic study had been done. Mr. Lonich answered that a traffic study was attached to the application. Ms. Ross then presented a list of conditions that the residents would like the Board to consider.

Solicitor Christopher Furman asked Mr. Rush how Washington Ford plans to sell cars at this lot with only one (1) employee. Mr. Lonich objected to this question.

Mr. Furman then asked Mr. Lonich if Washington Ford plans to add service at a later date at this site. Mr. Lonich responded that Washington Ford would have to return to the Planning Commission for an amended conditional use, in that instance.

October 6, 2016

After further discussion, a motion was made by Mr. Kopko and seconded by Mr. Pozzuto to close the Public Hearing and admit the following documents into the record:

- Application with property owners list
- Submittal letter from Widmer Engineering to John Stickle, Township Manager
- Traffic Count Calculation
- Agreement of Sale
- Existing Conditions and Preliminary Site Plan Drawings
- Conditions List from Residents
- Engineers Letter of October 4, 2016
- Testimony

The motion carried.

The following conditions are the ones set forth for this Conditional Use:

1. No broadcast communication system
2. Property will not be served by car carriers
3. Permitted hours of operation:
  - M-Th 8-9
  - Fri 8-6
  - Sat 9-5
  - Sun Closed

After further discussion, Ms. Phillis made a motion to recommend Conditional Use Approval for W&W Realty, LP of 2100 Washington Pike, Heidelberg, PA 15106 for a proposed vehicle sales lot off of Munce Ridge Road adjacent to the Township lot, zone C-2, subject to the conditions set forth at this hearing:

1. No broadcast communication system
2. Property will not be served by car carriers
3. Permitted hours of operation:
  - M-Th 8-9
  - Fri 8-6
  - Sat 9-5
  - Sun Closed

The motion was seconded by Mr. Gordon and carried.

## MINUTES

A motion was made by Mr. Pozzuto and seconded by Mr. Steele, to approve the minutes of the meeting of September 1, 2016. The motion carried.

There being no further business to come before the Board, Mr. Pozzuto made a motion to adjourn the meeting at 9:05 P.M. The motion was seconded by Mr. Steele and carried.

October 6, 2016

Submitted by,

Ellen G. Wallo  
Recording Secretary

October 6, 2016

-5-