

PLANNING COMMISSION
December 3, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, December 3, 2015 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, Joseph Kopko, Laynee Zipko, Tom Steele and Bob Weber, Members. Also present were: Sarah Boyce, Widmer Engineering and Ellen Wallo, Recording Secretary. Member Jay Gordon was absent.

Mr. Pozzuto then led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Dan Ryan Building/Strabane Manor Lot 302 Revised

The first item on the agenda was Preliminary and Final Subdivision Approval for four (4) lots for Dan Ryan Building/Strabane Manor Lot 302 Revised at Shawnee Drive at Canoe Drive, zone R-4.

Present in support of this application was Jimmy Sperdute of Sperdute Surveying.

Engineer's Comment (Widmer):

- A. If applicable, indicate flood hazard boundaries as identified on the current Official Map for the Township issued by the Federal Insurance Administration.

Mr. Sperdute stated that Strabane Manor does not lie in a flood zone, but he will add the note on the drawing.

Mr. Pozzuto asked for comments from the Board and there were none. He also asked for comments from the audience and there were none.

Ms. Zipko then made a motion to recommend Preliminary and Final Subdivision Approval for Dan Ryan Building/Strabane Manor Lot 302 Revised at Shawnee Drive at Canoe Drive, zone R-4, subject to the engineer's comment. The motion was seconded by Mr. Steele and carried.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL

S&A Homes/Bradford Run Lot 102 Revised

This application is for seven (7) lots at Country Club Road at John Street for S&A Homes/Bradford Run Lot 102 Revised, zone R-2/PRD.

December 3, 2015

Jimmy Spurdute of Spurdute Surveying was present in support of this application.

Engineer's Comment (Widmer):

- A. If applicable, indicate flood hazard boundaries as identified on the current Official Map for the Township issued by the Federal Insurance Administration.

Mr. Spurdute showed the Board on the drawing that these lots are not near any flood area. He will indicate such note on the drawings, however.

Mr. Pozzuto asked the Board and audience for comments or questions and there were none.

Ms. Phillis then made a motion to recommend approval for S&A Homes/Bradford Run Lot 102 Revised at Country Club Road at John Street, zone R-2/PRD, subject to the engineer's comment. The motion was seconded by Ms. Zipko and carried.

PRELIMINARY LAND DEVELOPMENT

Washington Road Retail/GAI Consultants, Inc.

This item is for a retail development at 360 Washington Road, previously Sharp's Furniture, for Washington Road Retail/GAI Consultants, Inc., zone C-2.

Jerry Klodowski of GAI Consultants was present in support of this application. He explained that Washington Road Retail would like to build at the former Sharp's Furniture site, a building to house Aspen Dental and Mattress Firm, with future plans to build another building in the rear of this property.

Engineer's Comments (Widmer):

Preliminary Plan Review:

- A. PCSM Plan indicates restaurants may be present for the development. The parking calculations indicate retail and medical office. If restaurants are proposed, the parking space calculations should be revised accordingly.
- B. No buffer area is required along the length of the parcel fronting State Route 19.
- C. Per Section 245-171 of the Zoning Ordinance, Buffer Area "C" as defined in Section 245-171-A(3) of the Zoning Ordinance is required along the southern, eastern and western property lines.
- D. Show the proposed truck routing for the trash trucks. Can the dumpsters in the southeastern corner of the site be re-oriented to allow continuous truck circulation?
- E. Are any easements or agreements needed for performing site improvements and grading over the existing storm pipe along the front of the site?
- F. Sanitary lateral installation and connection shall be in accordance with Washington-East Washington Joint Authority requirements.

December 3, 2015

- G. Provide verification from PennDOT that the proposed change in site use is consistent with the existing driveway from State Route 19.
- H. Per the Township's Stormwater Management Ordinance, post-development peak discharge release rates should not exceed 80% of the pre-development peak discharge release rates. The proposed post-development release rates exceed that allowance. The proposed detention system and calculations should be revised accordingly. A more detailed review of the Post-Construction Stormwater Management Plan will be performed once the necessary revisions have been made to comply with the Ordinance requirements.
- I. Per Section 245-64-G of the Zoning Ordinance, the minimum distance between buildings (where two or more buildings occupy the same lot) shall be 20 feet. The distance between proposed Buildings 2 and 3 is approximately 12 to 13 feet. Revise accordingly or a variance will be required.

Final Plan Review:

- A. Sewage Facilities Planning Module (or exemption) approval will be required from PaDEP.
- B. NPDES and Erosion and Sedimentation Control Plan approval will be required from the Washington County Conservation District.
- C. A lighting plan shall be provided to verify conformance with Section 245-182-L(2)(a) of the Zoning Ordinance.
- D. Grading Permit and Land Coverage/Paving Permits will be required from the Township.
- E. Sign Permit applications shall be submitted to the Township for all proposed signs.
- F. Building plans shall be approved by the Township.

Mr. Kopko brought up the issue of traffic getting in and out of this development safely.

Mr. Klodowski reported that PennDOT reviewed the TIS Scoping Meeting Application and has determined that a transportation impact assessment is not required.

There was further discussion about the private drive (Mosites) traffic issue at Trinity Point. The Board asked that Mr. Lonich look into the Planning Commission's jurisdiction to address this private drive issue.

Mr. Pozzuto then asked for comments or questions from the audience and there were none.

Mr. Pozzuto asked Mr. Klodowski if GAI Consultants, for their client, would waive the time requirements to return at a later meeting. Mr. Klodowski agreed to waive the time requirements.

Mr. Pozzuto then made a motion to table this Preliminary Land Development for Washington Road Retail/GAI Consultants, Inc. for a retail development at 360 Washington Road, zone C-2, subject to GAI Consultants waiving the time requirements and subject to this issue being on the January 7, 2016 Planning Commission Agenda for Preliminary and Final Approval as long as the engineer's comments are satisfied and this Board has the opportunity to see such comments before the January 2016 meeting. The motion was seconded by Ms. Zipko and carried.

December 3, 2015

MINUTES

A motion was made by Ms. Zipko and seconded by Mr. Pozzuto, to approve the minutes of the meeting of November 5, 2015 as written. The motion carried.

There being no further business to come before the Board, the meeting adjourned at 8:30 P.M.

Submitted by,

Ellen G. Wallo
Recording Secretary

December 3, 2015