

PLANNING COMMISSION
February 4, 2016

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, February 4, 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, Joseph Kopko, Laynee Zipko, Jay Gordon and Tom Steele, Members. Also present were: Richard Rush, Widmer Engineering, Eric Tissue and Michael Sherrieb, KLH Engineers, John Stickle, Township Manager and Ellen Wallo, Recording Secretary.

Mr. Pozzuto reported that Bob Weber recently resigned as a member of the Planning Commission and he wished him well.

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

PUBLIC COMMENTS

None.

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Washington Road Retail/GAI Consultants

The first item on the agenda was Preliminary and Final Land Development Approval for Washington Road Retail/GAI Consultants for a retail development at 360 Washington Road, zone C-2. This was the site of the former Sharp's Furniture Store.

Gerald Klodowski, Jr. of GAI Consultants was present in support of this application. Mr. Klodowski stated that this plan calls for Building #1 to house an Aspen Dental office and Mattress Firm store and Buildings #2 and 3 that are planned to house two (2) restaurants.

Engineer's Comments (Widmer):

- A. Applicant is seeking a waiver from the Board of Supervisors to utilize the existing vegetation along the western property line for the required Buffer Area "C".
- B. No landscape buffer is required along the north side of the property fronting Route 19.
- C. Sanitary lateral installation and connection shall be in conformance with Washington-East Washington Joint Authority requirements.
- D. Sewage Facilities Planning Module (exemption) approval will be required from PaDEP.
- E. NPDES and Erosion and Sedimentation Control Plan approval will be required from the Washington County Conservation District.

- F. Grading Permit and Land Coverage/Paving Permits will be required from the Township.
- G. Sign Permit applications shall be submitted to the Township for all proposed signs.
- H. Building plans shall be approved by the Township.
- I. Per documentation provided by PennDOT, development of Building 1 (Aspen Dental and Mattress Firm) is approved at this time. The Proposed Buildings 2 and 3 will require application to PennDOT once the Diverging Diamond Interchange (DDI) timing study is completed by the Department for the S.R. 70/S.R. 19 intersection.
- J. Provide a Stormwater Controls and Best Management Practices Operations and Maintenance Agreement per Appendix "E" of the Stormwater Management Ordinance.

Mr. Klodowski stated that most of the previous Engineer's Comments have been addressed and a letter has been sent to the Board of Supervisors asking for a waiver to utilize the existing vegetation along the western property line for the required Buffer Area "C".

After further discussion, Ms. Phillis made a motion to recommend Preliminary and Final Land Development Approval for Washington Road Retail/GAI Consultants for a retail development at 360 Washington Road, zone C-2, subject to the engineer's comments, and in accordance with the following: a waiver is needed for the western property line for the required Buffer Area "C" from the Board of Supervisors; in addition for:

Building 1-full approval as presented on the application
 Buildings 2 and 3-approval subject to PennDOT approval regarding the Diverging Diamond Timing Study before construction may begin and occupancy can be made.

The motion was seconded by Mr. Gordon and carried.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Joyce Hennick Subdivision No. 1

This agenda item is for a 2 lot subdivision for the Joyce Hennick property on Garber Road, zone A-1.

Mr. Steele stated that he will be abstaining from voting on this matter.

Engineer's Comments (Widmer):

- A. Per Section 245-16 of the Zoning Ordinance, the required rear setback for accessory structures is 20 feet. 40 feet is indicated in the Zoning Data Table. Revise accordingly. Additionally, the required side setback values in the Zoning Data Table should also be revised to indicate a required side setback of 15 feet for dwellings and 20 feet for other principal structures.
- B. A waiver will be required from the Board of Supervisors for the Map of Existing Property at a scale of one inch equals 100 feet (1"=100'). Per the requirements of Section 206-13 of the Subdivision and Land Development Ordinance, the plan shall be drawn at a scale of not less than one inch equals 50 feet (1"=50').

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After some discussion, Mr. Pozzuto made a motion to recommend approval of Preliminary and Final Subdivision Approval for the Joyce Hennick Subdivision No. 1, 2 lot subdivision on Garber Road, zone A-1, subject to the engineer's comments. The motion was seconded by Ms. Zipko and carried.

PRELIMINARY LAND DEVELOPMENT APPROVAL

Abundant Life Church Addition

This agenda item is for Preliminary Land Development Approval for an addition to the Abundant Life Church at 269 Cameron Road, zone C-2.

Jamie Harshman of Harshman CE Group, LLC and David Leasure of Nello Construction were present in support of this application.

Mr. Harshman stated that the addition is for administrative offices and Sunday School classrooms. Mr. Leasure advised that there will be no increase in parking.

Engineer's Comments (KLH):

- 206-36.C Proof of submittal to the Washington County Planning Commission has not been provided. Due to the application being a building addition, a review is not required. Please note that the Washington County Planning Commission does require a copy of the plan to be provided to their office for their records.
- 206-36.E An Erosion and Sediment Pollution Control Plan adequacy letter will be required from the Washington County Conservation District. Also see comment regarding comment 206-36.R.
- 206-36.F A plan was recorded in 2012 consolidating the three separate parcels into one lot. It does not appear that a new deed has been recorded confirming the lot consolidation. While the tax Assessment office considers the lot as one, the official deeds of record show three separate lots. A new deed should be recorded to officially accept the lot consolidation.
- 206-36.I(1) A boundary survey by a registered surveyor needs to be added to the plan set. The recorded plan should be added to meet this requirement.
- 206-36.I(9) The property line between Bull and Cameron Estates is missing (the extension of the westerly Property line of the church).
- 206-36.I(11) The existing contours are shown within buildings. This should be revised.
- 206-36.I(12) Proposed grading needs to be shown.
- 206-36.I(14) Cartway widths, gradients, types and widths of pavements need to be provided for Cameron Road.
- 206-36.I(17) The first floor elevation needs to be noted on the plans. Floor plans and building elevations are required. A conceptual rendering was received.

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- 206-36.I(20) One way traffic flow is shown around the new addition due to limited driveway width, indicate how this will be established/controlled. Details of any signs and pavement markings will need to be added to the Land Development Plan set.
- 206-36.I(21) Dimensions of the sidewalks need to be added to the plans. A detail for the ADA ramp needs to be provided.
- 206-36.I(22) See Chapter 245.182.L for comments on the Lighting Plan.
- 206-36.I(23) Landscaping is required – See Chapter 245-67.
- 206-36.K Zoning variances were not requested.
- 206-36.L Modifications were not requested.
- 206-36.M A landscape plan is required per Chapter 245.67.
- 206-36.N A lighting plan is required and needs to meet the requirements of Chapter 206-73. There does not appear to be any lighting proposed along the walkways of the new addition. A minimum of one footcandle shall be provided for parking and pedestrian areas.
- 206-36.O A grading permit will be required for the excavation activities. It is unclear if the addition will have a basement that will need to be excavated. There will be a cut into an existing hillside, indicate how this material will be managed.
- 206-36.R Per Chapter 198-3 of the Stormwater Management Ordinance, this project is exempt for stormwater management due to the addition of less than 5,000 sq. ft. of new, additional or replacement of impervious area. Such exemption still requires the development to provide safe conveyance of the stormwater to a storm sewer or a natural man-made waterway. The applicant meets this requirement by routing the roof drains into an existing underground detention pipe.
- The earth disturbance area is greater than 5,000 sq. ft. and requires the Erosion and Sediment Plan to be submitted and reviewed by the Washington County Conservation District.
- 245-67 Buffer areas and landscaping-See Chapter 245-171.
- 245-171.J(4) The building addition will require additional trees to be planted. Please note if any existing trees are being removed due to the building addition, they may be required to be replanted based on prior site plan approval.

General Comments

1. An existing conditions plan needs to be added to the plan set.
2. Indicate the purpose of the addition. Depending on the use, other items may be required.
3. The E&S narrative refers to the soils report information being included. This information is not provided.

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4. The E&S plan "Final Phase" note refers to the Westmoreland County Conservation District.
5. The Township may have additional comments.

After further discussion, Mr. Gordon made a motion to recommend Preliminary Land Development Approval for Abundant Life Church for an addition at 269 Cameron Road, zone C-2, subject to the engineer's comments. The motion was seconded by Ms. Phillis and carried.

DISCUSSION

Lakeview Drive Condos

Joseph DeNardo presented preliminary drawings for senior (65+) condos on Lakeview Drive near East Beau Street. This is an R-4 District. The plans are for condos four and a half stories with a garage underneath; 16 wall units approximately 1350 square feet in size each.

Mr. DeNardo wanted to obtain any input from the Planning Commission on this proposed project. The Board was interested in such project and Mr. DeNardo stated that he will be back with more in-depth plans in the future.

MINUTES

A motion was made by Mr. Pozzuto and seconded by Ms. Zipko, to approve the minutes of the meeting of January 7, 2016 as written. The motion carried.

There being no further business to come before the Board, Mr. Pozzuto made a motion to adjourn the meeting at 8:15 P.M. The motion was seconded by Mr. Gordon and carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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