

PLANNING COMMISSION

March 3, 2016

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, March 3, 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: Michael Sherrieb, KLH Engineers, Steve Toprani, Solicitor and Ellen Wallo, Recording Secretary.

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

PUBLIC COMMENTS

None.

Mr. Gordon made a motion to suspend the rules and change the meeting agenda to have the Public Hearing after the other two (2) items. The motion was seconded by Mr. Steele and carried.

FINAL LAND DEVELOPMENT APPROVAL

Abundant Life Church Addition

This agenda item is for Final 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 was present in support of this application.

Michael Sherrieb of KLH Engineers, Inc. reported that all engineer's comments have been satisfied and he recommends Final Land Development Approval for the Abundant Life Church Addition.

After further discussion, Mr. Kopko made a motion to recommend Final Land Development Approval for Abundant Life Church for an addition at 269 Cameron Road, zone C-2. The motion was seconded by Ms. Zipko and carried.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Strabane Manor Lot 309 Revised/Sperdute Land Surveying

This agenda item is for Preliminary and Final Subdivision Approval for four (4) lots on Flint Drive in Strabane Manor, zone R-4.

Michael Sherrieb, KLH Engineers, Inc., stated that all engineer's comments from the previous meeting have been addressed and he recommends Preliminary and Final Subdivision Approval.

March 3, 2016

After some discussion, Mr. Kopko made a motion to approve Preliminary and Final Subdivision Approval for four (4) lots on Flint Drive in Strabane Manor, zone R-4, subject to the submission of revised drawings. The motion was seconded by Mr. Pozzuto and carried.

PUBLIC HEARING

HCB Foundry Text Amendment to the Zoning Ordinance-Revision to Section 245-149 RE: Mid-Rise Apartments in a C-2 Zone

Jonathan Kamin, Esquire; Andy Boyd and Sam Adler, TSG Properties; and Patrick Cooper and Michael Haberman of Gateway Engineers were present in support of this application.

Mr. Kamin explained that this is a request for a text amendment to the Township Zoning Ordinance, revising Section 245-139, to allow mid-rise apartments in the C-2 Zoning District, without having to construct retail or offices on the first floor of such mid-rise apartments.

Mr. Kamin stated that they petitioned the Zoning Hearing Board for relief with this issue, but the Zoning Hearing Board denied their petition and recommended this issue come before the Planning Commission.

Mr. Kamin explained that he has been working on this site since 2008 after The Foundry failed. They have established The Old Mill and have had great success with their retail offerings.

There is an area at the rear of this property that is approximately 120 feet and 20% higher than the other retail in the area along Route 19. The site was left after materials from The Foundry were moved to this area. Such site is not suitable for retail and HCB Foundry is proposing mid-rise apartments here. The issue is that the Zoning Ordinance requires retail or office space on the first floor of such mid-rise apartments and HCB Foundry has found that retailers don't feel this is a good spot for customers to come to as it can't be seen from Route 19.

Mr. Pozzuto suggested having a coffee shop on the first floor of the apartments. Mr. Adler of TSG Properties stated that there would be no visibility for retail or office space on such first floor.

A traffic study has shown that there would be approximately 4,386 more trips if this area was retail rather than residential.

In answer to a question from Mr. Kopko, Mr. Kamin stated that HCB Foundry is not looking to rezone or spot zone this area, they are asking for a text change. Mr. Kopko feels this could affect all C-2 Zoning Districts.

Mr. Kamin stated that this is not spot zoning. The text amendment can be written for a specific use in a zone.

Mr. Pozzuto suggested having Mr. Kamin write a proposed text amendment for review by the Planning Commission.

Mr. Pozzuto then asked for comments from the audience.

Tom Lonich, 420 Davis School Road, stated that he is in favor of this text amendment. He feels such housing and retail is the current trend and should be allowed in commercial areas. He suggested having mid-rise apartments having first floor retail or office space or appropriate commercial development that already exist and placing acreage restrictions on such development. He also suggested having Mr. Kamin write a proposed text amendment, for consideration by the Planning Commission.

March 3, 2016

After further discussion, Mr. Pozzuto made a motion to continue this Public Hearing, subject to another appearance by Mr. Kamin with a text amendment written by him for the Planning Commission's recommendation.

Mr. Kopko made a motion to amend Mr. Pozzuto's motion to include information from the applicant containing comprehensive language citing requirements from the Municipalities Planning Code and the Township Zoning Ordinance stating the requirements and how the applicant is going to meet them. The motion to amend was seconded by Ms. Zipko and carried.

A motion was then made by Mr. Pozzuto to continue this application from HCB Foundry for an amendment to the Township Zoning Ordinance, revising Section 245-139, to allow mid-rise apartments in the C-2 Zoning District, without having to construct retail or offices on the first floor of such mid-rise apartments, including information from the applicant containing comprehensive language citing requirements from the Municipalities Planning Code and the Township Zoning Ordinance stating the requirements and how the applicant is going to meet them. Mr. Kamin will prepare such proposed amendment. The motion was seconded by Mr. Gordon and carried.

MINUTES

A motion was made by Mr. Pozzuto and seconded by Ms. Zipko, to approve the minutes of the meeting of February 4, 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 8:10 P.M. The motion was seconded by Mr. Gordon and carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

March 3, 2016