

PLANNING COMMISSION
March 5, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, March 5, 2015 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Fred Pozzuto, Chairman, Paula Phillis, Vice-Chairman; Marie Zipko, Secretary, Jay Gordon, and Tom Steele, Members. Member Joseph Kopko was absent. Also present were Rich Rush, Widmer Engineering and Ellen Wallo, Recording Secretary.

Mr. Pozzuto stated that he had received a letter of resignation from Allan Adamsky. Mr. Gordon made a motion to accept the letter of resignation from Mr. Adamsky. The motion was seconded by Ms. Phillis and carried.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL
Sperdute Land Surveying/S&A Homes

This item on the agenda was Preliminary and Final Subdivision Approval for Sperdute Land Surveying/S&A Homes for a Revision of Lot 101 of the Bradford Run Development at Country Club Road and John Street, zone R-2.

Jimmy Sperdute was present in support of this application.

Engineer's Comments (Widmer):

- A. Plan shall be signed and sealed by the preparer.
- B. Revise the Zoning Table to reflect PRD requirements for minimum lot area .
7,500 square feet is the maximum lot size for single-family dwellings. No minimum lot area is required for triplex, quadraplex, townhouse, garden apartments and mid-rise apartments in a PRD.
- C. Provide a note on the plan that the Zoning Hearing Board ruled the 75-foot perimeter Setback along Country Club Road was measured from the property line (within the Country Club Road right-of-way) and not from the right-of-way line.

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

Ms. Zipko then made a motion to recommend Preliminary and Final Subdivision Approval for Sperdute Land Surveying/S&A Homes for a Revision to Lot 101 of the Bradford Run Development at Country Club Road and John Street, zone R-2, subject to the engineer's comments. The motion was seconded by Mr. Gordon and carried.

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PRELIMINARY AND FINAL SUBDIVISION APPROVAL
Sperdute Land Surveying/Dan Ryan Builders Mid Atlantic

This application is for Preliminary and Final Subdivision Approval for Sperdute Land Surveying/Dan Ryan Builders Mid Atlantic for Strabane Manor Lots 313 and 314 Revised at Canoe Drive within the Strabane Manor Development, zone R-4.

Jimmy Sperdute was present in support of this application.

Engineers's Comments (Widmer):

- A. Plan shall be signed and sealed by the preparer.
- B. Add the Instrument Number for Lot 315 Revised (to the west of Lot 314).
- C. verify dimensions and values indicated in the Zoning Table are correct.

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

Mr. Gordon then made a motion for Preliminary and Final Subdivision Approval for Sperdute Land Surveying/Dan Ryan Builders Mid Atlantic for Strabane Manor Lots 313 and 314 Revised at Canoe Drive within the Strabane Manor Development, zone R-4, subject to the engineer's comments. The motion was seconded by Ms. Zipko and carried.

PRELIMINARY SUBDIVISION APPROVAL
Ralph and Peggy Jean Moore Subdivision No. 1

The item on the agenda is for Preliminary Subdivision Approval for the Ralph and Peggy Jean Moore Subdivision No. 1, 2 lots subdivision at 669 East National Pike, zone A-1.

Jason and Amanda Weaver of 65 Shaw Avenue were present in support of this application.

Engineer's Comments (Widmer):

- A. Add appropriate Certificate of Title clause to the plan.
- B. Revise the date in the Planning Commission clause.
- C. Provide Minimum Rear Yard requirements in the Zoning Table.
- D. Revise the Maximum Height requirement in the Zoning Table to reflect 2 ½ stories.
- E. Building indicated on Lot 2 to be razed should be demolished before approval of plan.
- F. Provide names of utility providers on the plan.
- G. Show locations of existing driveways on the plan.

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- H. Show location of septic system and well for building on Lot 1 (if applicable). Is the septic location for Lot 2, the tank or the absorption field? The approximate location of the absorption field should be indicated on the plan.
- I. Are any utility or access easements required between proposed Lot 1 and Lot 2?
- J. Sewage Facilities Planning Module or exemption approval will be required from Pa DEP/Washington County Sewage Council.
- K. Plan shall provide all items as required by Pa DEP/Washington County Sewage Council.

Ms. Weaver then stated that she has decided not to raze the building located on Lot 2 as it is part of the Historical Registry.

Mr. Rush of Widmer Engineering advised the Weavers that a side yard variance will be needed for the building on Lot 2 not to be razed. Ms. Weaver stated that they will apply to the Zoning Hearing Board for such variance.

Mr. Pozzuto then recommended tabling this item until such time as the Weavers return with revised application and drawing]=.

PRELIMINARY LAND DEVELOPMENT **Columbia Midstream Group, LLC**

This item is for Preliminary Land Development Approval for Columbia Midstream Group, LLC for a Launcher/Receiver Facility and Meter Station to be built at Davis School Road and Meadows View Road, zone A-1.

Robert Max Junker of Babst Calland was present in support of this application, along with several others from Columbia Midstream. Mr. Junker noted that Columbia Midstream is seeking only Preliminary Land Development for the Launcher/Receiver Facility and Meter Station as this proposed facility and station will require approval from the Zoning Hearing Board since it is not a permitted use or conditional use in the A-1 Zoning District. Columbia Midstream will return for Final Approval from the Planning Commission if granted approval from the Zoning Hearing Board for a Special Exception.

Engineer's Comments (Widmer):

- A. The proposed Launcher/Receiver Facility and Meter Station will require approval from the Zoning Hearing Board since it is not a permitted use or conditional use in the A-1 Zoning District.
- B. Provide documentation for any agreements or easements for the proposed Meter Station access road.
- C. The proposed Meter Station is located in the A-1 Zoning District. The proposed access drive to the Meter Station is partially located on an adjacent parcel in the C-2 Zoning District.

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Mr. Pozzuto then asked for comments from the Board

Mr. Steele asked about fire safety and if there was water available to extinguish a fire. Rickie Barnhart from Columbia Midstream stated that it is not good practice to extinguish a fire at a gas site. The best course of action is to let the fire burn off.

Mr. Pozzuto then asked for comments from the audience.

Jack Keisling of 29 Green Crescent Drive presented pictures to the Commission of work that was being performed at 11 P.M. on a Sunday night at the Rice well pad site on the Hapchuk property on Rankin Road. The pictures showed bright lights and mud on the road. He feels that this is bad for Rice's relations with the neighbors.

Art Sullivan of 511 Warrick Drive stated that he is a Civil and Mining Engineer and also an attorney and that he sees three (3) issues that should be considered before Land Development Approval is granted to Columbia Midstream for a Launcher/Receiver Facility and Meter Station. They are:

1. Regarding noise and lighting-recommended to build a berm and plant trees in it. Lighting is covered in our ordinance.
2. Columbia needs to present an Emergency Response Plan. (Mr. Junker stated that such plan has been presented to the Zoning Hearing Board).
3. Columbia should present a Risk Assessment Plan to the Township.

Mr. Pozzuto asked if other sites were considered for this Launcher/Receiver Facility and Meter Station. Mr. Barnhart stated that other sites were considered, but Range owns this site and the use is appropriate and Line 1570 runs through it.

After further discussion, Mr. Gordon made a motion for Preliminary Land Development Approval for Columbia Midstream Group, LLC for a Launcher/Receiver Facility and Meter Station at Davis School Road and Meadows View Road, zone A-1, subject to the decision of the Zoning Hearing Board on a Special Exception in this matter, and subject to the engineer's comments, and also subject to receipt of an Emergency Response Plan and Risk Management Plan for a similar facility as requested by the Planning Commission. The motion was seconded by Mr. Pozzuto and carried.

Mr. Gordon made a motion to approve the minutes of the meeting of February 5, 2015. The motion was seconded by Ms. Zipko and carried.

A motion was made by Mr. Pozzuto to adjourn the meeting at 9:25 P.M. The motion was seconded by Ms. Phillis and carried.

Submitted by,

Ellen Wallo
Recording Secretary

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