

## PLANNING COMMISSION

April 2, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, April 2, 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, Joseph Kopko, and Tom Steele, Members. Member Jay Gordon was absent. Also present were Carolyn Yagle, Planning Consultant, Veronica Bennett, KLH Engineers and Ellen Wallo, Recording Secretary.

### PUBLIC COMMENTS

John Zitko of 123 Meadows View Road stated that in the new ordinance, compressor stations should be defined by size and the number of units. He is concerned about emissions and noise from compressor stations.

Mr. Kopko asked Ms. Yagle if the Township can limit the horsepower or wattage of compressor stations. Ms. Yagle stated she will investigate this question. Mr. Kopko also stated that a qualified acoustical engineer can keep noise down to a minimum at a compressor station.

Ms. Zipko stated that electric compressor stations are almost noiseless and asked if the Township can demand that all compressor stations be electric. Ms. Yagle stated that she will check into that also.

John BeBord of 750 Clare Drive stated that he feels the 1000 ft. setbacks from protected structures for compressor stations are inadequate.

Mr. Pozzuto stated that other townships charge fees to drillers and he feels South Strabane Township should do the same.

Ms. Phillis asked if other townships have enforcement of their ordinances, specifically regarding oil and gas.

Ms. Yagle stated that she will have a draft of the new ordinance ready to send to Mr. Roach tomorrow and a completed draft will be ready for the next Planning Commission Agenda Meeting.

### PUBLIC HEARING: CONDITIONAL USE APPROVAL

#### **John J. Sisson Motors**

The second item on the agenda was Conditional Use Approval for John J. Sisson Motors, 470 Washington Road for an expansion of the Mercedes dealership for vehicle rental, sales and service, zone C-2.

David Tarbert of Tarbert Architects was present in support of this application. Mr. Tarbert explained that Sisson Motors will be expanding the offices and will also have 22 service bays and eight (8) new car prep bays. There will be no body shop or paint booth.

Veronica L. Bennett, E.I.T. of KLH Engineers, reviewed this application and had the following comment: as submitted, the application has insufficient detail to complete a review. The applicant needs to show compliance with chapter 245 Section 163 Vehicle Rental, Sales and Service Items A through I.

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Mr. Pozzuto then asked Mr. Tarbert if Mr. Sisson would waive the time requirement. Mr. Tarbert agreed.

Mr. Kopko then made a motion to continue this Conditional Use Approval until the May 7, 2015 meeting for John J. Sisson Motors at 470 Washington Road for an expansion to the Mercedes dealership for vehicle rental, sales and service, zone C-2, with the applicant waiving the time requirement. The motion was seconded by Ms. Zipko and carried.

**PRELIMINARY LAND DEVELOPMENT APPROVAL**  
**John J. Sisson Mercedes-Benz Addition and Alterations**

This application is for Preliminary Land Development Approval for John J. Sisson Mercedes-Benz Addition and Alterations at 470 Washington Road, zone C-2.

David Tarbert of Tarbert Associates was present in support of this application.

Engineers's Comments (KLH):

1. Proof of submittal to the Washington County Planning Commission has not been provided.
2. Evidence of proprietary interest has not been provided.
3. Written evidence of State/Federal permitting compliance has not been submitted.
4. A subdivision plan has been submitted under a separate application. The subdivision plan should be referenced on the site plan, or included in the Land Development Plan set.
5. The plan should reference the Conditional Use application.
6. A boundary survey by a registered surveyor needs to be added to the plan set.
7. The name, address, certification and seal of the registered surveyor needs to be added to the plans.
8. The name and address of the landowner needs to be added to the plans.
9. A North arrow needs to be added to the Vicinity and Location Maps.
10. A separate existing conditions plan should be added to the Land Development Plan set.
11. A Grading Plan is required and will be reviewed for Chapter 109 compliance under separate cover.
12. Show all pertinent street data.
13. Front yard is 50 ft. Note variances were granted. Show all building lines on the plans to show compliance.
14. Add dimensions from building corners to property lines.
15. Add the first floor elevation to the plans.
16. See comments under Article XVII Off-Street Parking and Loading.
17. All signage needs to be shown. Will the traffic flow arrows be painted on the drive lanes or are they just shown on the plans. Details of all signs and pavement markings need to be added to the Land Development Plan set.
18. Information for all private improvements needs to be noted and details need to be added to the plans.
19. See Section 245.182.L for comments on the Lighting Plan.
20. Landscaping is required-See Section 245-67.
21. Dumpster area needs to be shown on the site plan. How will this area be accessed and screened?
22. Required clauses need to be added to the plan.
23. A traffic study may be required. Provide documentation that the expansion of the service area will not generate more than 75 additional trips during peak hours.

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24. Zoning variances were not requested.
25. Modifications were not requested.
26. A geotechnical report should be submitted for review.
27. A wetland delineation report should be submitted for review.
28. An NPDES permit is required for this project. A Stormwater Management Report is required and will be reviewed for Chapter 198 compliance under separate cover.
29. A Soil and Erosion and Sedimentation Control Plan is required and will be reviewed for Chapter 198 compliance under separate cover.
30. The Highway Occupancy Permit note needs to be added to the plans.
31. The lot width is measured incorrectly. The distance should be measured from the building line and setback lines.
32. Front yard setbacks need to be shown on the plans. The previously granted variances should be noted on the plans.
33. Rear setbacks need to be shown on the plans.
34. Side yard setbacks need to be shown on the plans.
35. Show compliance with the required buffer yards. It appears that the lot does not provide the required Buffer Area A or C.
36. Inventory storage should be illustrated on the plan by delineating parking spaces.
37. On the west side of the building, where it is called out "MATCH TO EXISTING PAVEMENT AND CURB", is this two way access? If so, this needs to be dimensioned. It appears to be less than the required 26' width.
38. A profile or elevations and slopes need to be added to the plans to show compliance.
39. Four entrances are proposed along Cameron Road. What is the frontage along Cameron Road as measured from the front setback?
40. Township driveway permit(s) are required.
41. Details for pavement markings need to be provided.
42. For areas containing more than 50 spaces, interior landscaping is required.
43. The lighting calculations need to show the minimum average for the following areas: sidewalks, pedestrian ways and parking areas.
44. Spot elevations and slopes should be added to the plans.
45. There appears to be more than the 22 service bays shown. Dimensions should be added to the plans to confirm square footage calculations. How do these spaces relate to inventory and customer visitor spaces?
46. How will traffic be directed around the loading berths? The traffic "flow" through the entrance is directed at the berths.
47. Where will vehicles waiting to be unloaded be stored?
48. Are any signs proposed for the addition and alterations? If so, compliance with this article is required.
49. Have the necessary permits been obtained allowing the culvert pipe to be installed? This information needs to be submitted for review.
50. Rain gardens are being installed on top of existing sanitary sewers and easements. Has approval from the Authority been issued to allow storm water facilities to be installed on their lines? Who will be responsible for replacement costs should access to the sewer be required?
51. The entire culvert pipe will be under private ownership and the responsibility of the landowner for maintenance and replacement costs. This should be noted on the plans.
52. The Land Development set of plans should include, existing site conditions plans, utility plans, stormwater plans, etc.. While some of these items were submitted under separate cover, they are required to be in the Land Development set of plans.
53. Infiltration testing is required to be completed. Type D soils are difficult to use for infiltration. Proof that the estimated infiltration rate can be achieved needs to be obtained.

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Mr. Tarbert stated that many of the engineer's comments will be taken care of before the next meeting and that John Sisson Motors will waive the time restraint in order that this item may be tabled.

After further discussion, Mr. Kopko made a motion to table this Preliminary Land Development application for John J. Sisson Mercedes-Benz Addition and Alterations at 470 Washington Road, subject to engineer's comments and waiving of the time restraint by Sisson Motors, zone C-2. The motion was seconded by Ms. Zipko and carried.

#### PRELIMINARY SUBDIVISION APPROVAL

##### **John J. Sisson Motors**

This item is for Preliminary Subdivision Approval for John J. Sisson Motors for a 2-lot subdivision at 470 Washington Road, zone C-2.

David Tarbert was present in support of this application.

Engineer's Comments (KLH):

1. Proof of submission to Washington County Planning Commission was not provided.
2. Evidence of proprietary interest was not provided.
3. Site location should be labeled. Add a North arrow to the location map.
4. Property boundaries should be shown on the USGS map.
5. Scale of the drawings is less than the minimum of 1"=50'.
6. The subdivision plan should have a title, i.e. Sisson Plan of Lots.
7. Structures to be removed should be indicated with a dashed line. Spot elevations should be added to the plan.
8. Pipe sizes, grades and direction of flow of storm and sanitary sewers should be added to the plans.
9. Show and label all water courses and wetlands.
10. Utility company information should be added to the plan.
11. A notation referencing a Highway Occupancy Permit is required to access state roads need added to the plans.
12. Notary clauses are missing line for expiration date of commission.
13. The title of the subdivision needs to reference the plan as being a resubdivision of a previously recorded plan.
14. A note referencing the FEMA map and flood hazard zone should be added to plan.
15. Monuments should be set per Section 206-53.
16. A portion of the property is currently being used as a conditional use, more specifically Vehicle Rental, Sales and Services. A separate application has been submitted for conditional use for the consolidated parcel-Proposed Lot 2.
17. The requirements of C-2 zoning are shown on the plan in the form of a zoning chart. The proposed conditions of Proposed Lot 1 and Proposed Lot 2 need to be added to the chart to show compliance with zoning.
18. The side and year yard setbacks need to be shown on the lots.

Mr. Tarbert stated that all comments would be addressed before the next Planning Commission meeting.

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After further discussion, Mr. Pozzuto made a motion to approve Preliminary Subdivision Approval for John J. Sisson Motors for a 2-lot subdivision at 470 Washington Road, zone C-2, subject to engineer's comments. The motion was seconded by Ms. Phillis and carried.

**Meeting Minutes**

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

There being no further business to come before the Board, the meeting adjourned at 9:40 P.M.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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