

PLANNING COMMISSION  
May 7, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, May 7, 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, Jay Gordon, Tom Steele and Bob Weber, Members. Also present were Carolyn Yagle, Planning Consultant, Veronica Bennett, KLH Engineers, Rich Rush, Widmer Engineering and Ellen Wallo, Recording Secretary.

Mr. Pozzuto noted that since Ms. Yagle has an earlier commitment this evening, the order of the agenda will be changed so that she will be present for the Public Hearing on the revised amendment for oil and gas requirements.

Mr. Pozzuto then welcomed Bob Weber as a new member of the Planning Commission. Mr. Weber replaces Allan Adamsky, who recently resigned.

PUBLIC COMMENTS

None.

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.

Veronica L. Bennett, E.I.T. of KLH Engineers, reviewed this application and stated that after reviewing Widmer Engineering's letter and exhibits, it appears that the applicant can and will meet all of the requirements of Chapter 245-163 Items A through I.

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

Mr. Gordon then made a motion to recommend approval of Conditional Use Approval 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. The motion was seconded by Mr. Steele and carried.

PRELIMINARY SUBDIVISION APPROVAL

**John J. Sisson Motors**

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

Veronica L. Bennett, E.I.T., of KLH Engineers, Inc. was present and reported that all engineer's comments from the previous Planning Commission meeting have been addressed.

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

As all engineer's comments have been addressed, this item will be presented for Preliminary and Final Subdivision Approval.

Mr. Gordon made a motion to recommend Preliminary and Final Subdivision Approval for John J. Sisson Motors for a 2-lot subdivision at 470 Washington Road, zone C-2. The motion was seconded by Ms. Phillis and carried.

**PUBLIC HEARING: CONDITIONAL USE APPROVAL**  
**Tower Access Group LLC and Pittsburgh SMSA Limited Partnership**

This item is for Conditional Use Approval for Tower Access Group LLC and Pittsburgh SMSA Limited Partnership to erect a communications tower for Verizon Wireless at 2200 Tanger Boulevard, zone C-3.

Joseph Cortese was present in support of this application. Mr. Cortese stated that the ordinance permits a communications tower in the C-3 District as a conditional use. This tower will be a self-supporting galvanized steel 150 ft. high monopole. The plan is to erect the tower at the northern side of the parking lot at Tanger Outlets.

Engineer's Comments (Widmer):

- A. Per Section 245-71-B(c) of the Zoning Ordinance, a Communications Tower is a Conditional Use in the C-3 Zoning District, subject to the conditions outlined in Section 245-120 of the Zoning Ordinance.
  - r. Applicant has provided a letter from legal counsel that the proposed communications tower should not be considered as land development and the stipulations outlined in Subsection 5 should not be applicable.
  - y.2. The applicant shall post a surety bond guaranteeing the dismantling and removal of the tower should its use ever be abandoned. The amount of the bond shall be equal to one hundred twenty percent (120%) of the cost of removal of the tower. The amount of the bond shall be adjusted annually in accordance with the Consumer Price Index as published by the United States Department of Labor.
- B. Any proposed buildings subject to approval from South Strabane Township.

Mr. Kopko asked if the land was owned by the applicant. Mr. Cortese stated that the applicant has a land lease agreement in place.

Judi Panasik of 36 Green Crescent Drive asked if the Tax Increment Financing that is in place will be affected by such tower. Mr. Cortese stated that he did not know the answer to that question. Ms. Panasik also asked how many towers they plan to erect in the Township. Mr. Cortese stated that it will depend on demand for service in coming years.

Cynthia Rossi of Zediker Station Road asked if there will be an access road to the proposed tower. Mr. Cortez stated that there will be no access road.

After further discussion, Mr. Kopko then made a motion to forward to the Supervisors consideration of Conditional Use Approval for Tower Access Group LLC and Pittsburgh SMSA Limited Partnership to erect a communications tower for Verizon Wireless at 2200 Tanger Boulevard, zone C-3, subject to the engineer's comments and subject to the Supervisor's understanding that it will require waiving of the Subdivision and Land Development requirements. The motion was seconded by Mr. Steele and carried.

#### PRELIMINARY SUBDIVISION APPROVAL

#### **Ralph and Peggy Jean Moore Subdivision No. 1**

The next item on the agenda was consideration of Preliminary Subdivision Approval for Ralph and Peggy Jean Moore Subdivision No. 1, for a 2-lot subdivision at 669 East National Pike, zone A-1.

Amanda Weaver was present in support of this application. Richard Rush was representing Widmer Engineering.

Engineer's Comments (Widmer):

- A. Add the last line of the Individual Acknowledgement Clause indicating notary commission expiration.
- B. Zoning Table on the plan indicates a required rear yard of 40 ft. Per Section 245-16.E of the Zoning Ordinance, the minimum rear yard required is 50 ft. for primary structures and 20 ft. for accessory structures.
- C. Note on the plan that the existing structure on proposed Lot 2 is an existing non-conforming structure since it is located within the required front setback.
- D. Show the location of the septic system and well for 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.
- E. Are there any utility or access easements required between proposed Lot 1 and Lot 2?
- F. Indicate on the plan the locations of any existing building, parking lots, etc. on Lot 1.
- G. Sewage Facilities Planning Module approval will be required from PaDEP/Washington County Sewage Council. Plan shall provide all items as required by the PaDEP/Washington County Sewage Council.

Mr. Rush stated that Items A-F have been addressed. The applicant will need two (2) Sewage Planning Modules.

After further discussion, Mr. Gordon made a motion, seconded by Ms. Phillis, to grant Preliminary Subdivision Approval to Ralph and Peggy Jean Moore Subdivision No. 1, 2-lot subdivision at 669 East National Pike, zone A-1. The motion carried.

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PRELIMINARY LAND DEVELOPMENT APPROVAL

**Washington Investments, LLC**

This agenda item is for Preliminary Land Development Approval for Washington Investments, LLC for a proposed commercial development at The Park Place at The Meadowlands/Burkett Lane, zone C-2.

Trevor Lloyd and Griffin Sepp were present in support of this application. Richard Rush represented Widmer Engineering.

Mr. Lloyd stated that Washington Investments, LLC plans to build a two-story building at The Park Place with offices on the top floor and stores or restaurants on the bottom floor.

Engineer's Comments (Widmer):

- A. Indicate all property lines on the plan and the South Strabane limits. Will North Strabane Township also require plan approval?
- B. Indicate names of property owners and zoning districts of adjacent parcels.
- C. Provide evidence that the lot on which the development is proposed is a lot of record.
- D. Indicate the location of any proposed trash dumpster(s).
- E. Provide verification that the existing PennDOT Highway Occupancy Permit is approved for the proposed development.
- F. Per Section 245-182.B(2) of the Zoning Ordinance, for 90-degree parking a 26-foot aisle is required. Plan indicates 24-foot to 25-foot aisles. A variance is required.
- G. Per Section 245-182.B(3) of the Zoning Ordinance, dead-end two-way aisles shall provide a turnaround area with a minimum depth of 13-feet and a minimum width of 25-ft. The proposed turnaround areas shown on the plan do not meet those requirements. A variance will be required.
- H. Per Section 245-182.B(4) of the Zoning Ordinance, the minimum width of entrance and exit drives shall be 26-feet for two-way travel, and shall be a maximum of 35-feet at the street right-of-way line and 54-feet at the curb line. The proposed entrance/exit drive off of Park Place Drive does not provide the required 26-foot width. The proposed entrance/exit drive off of Burkett Lane exceeds the 54-foot maximum width at the curb line.
- I. Proposed angled parking along northern edge of site does not provide an effective 18-foot length as required.
- J. Fire lanes shall be provided in accordance with the requirements of the Township Fire Code and the Volunteer Fire Department. Plan should be submitted to the Fire Chief for review.
- K. Per Section 245-182.I(2) of the Zoning Ordinance, parking in front yards shall be located at least 20-feet from the street right-of-way line. The proposed parking along Park Place Drive is located within the street right-of-way. A variance will be required.

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- L. Loading berth is located within the minimum required front yard setback. Per Section 245-185.A(3) of the Zoning Ordinance, no loading berth shall be located in the minimum required front yard setback. The location of the proposed loading berth shall be changed or a variance will be required.
- M. Indicate proposed truck routing for truck to exit upper lot where loading berth is shown.
- N. How will loading berth be accessed if parking spaces in front of proposed area are occupied?
- O. A buffer area will be required along the eastern side of the site in accordance with Section 245-171 of the Zoning Ordinance.
- P. Deciduous trees shall be planted in accordance with the requirements outlined in Section 245-171.J(4) of the Zoning Ordinance.
- Q. Will a cul-de-sac or turnaround be required at the end of Burkett Lane?

Mr. Lloyd of Cheat Road Engineering stated that all but three of the comments have been addressed. Those that will be addressed are: F, G, and K.

After further discussion, Ms. Zipko made a motion to table this item, subject to waiving the time restraint and subject to engineer's comments and modification to parking spaces along Park Place. The motion was seconded by Ms. Phillis and carried.

#### MINUTES

While waiting for Planning Consultant to arrive at the meeting, a motion was made by Mr. Steele and seconded by Ms. Zipko to approve the minutes of the meeting of April 2, 2015. The motion carried.

#### RECESS

Mr. Pozzuto then called for a 15 minute recess. The meeting resumed after such recess when Ms. Yagle arrived.

#### PUBLIC HEARING

##### **Revised Amendment to Zoning Ordinance Regarding Oil and Gas Requirements**

Mr. Pozzuto stated that this is a continuation of consideration of a revised amendment and to receive public input regarding a proposed Amendment to the Zoning Ordinance Regarding Oil and Gas Requirements.

Mr. Pozzuto stated that the Planning Commission held a Public Hearing on June 5, 2014 with continuation on August 7, 2014, September 4, 2014, October 2, 2014, November 6, 2014, and May 7, 2015. The Planning Commission plans on finishing their work on this amendment this evening and forwarding it to the Board of Supervisors for approval.

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Mr. Pozzuto suggested that this Board recommend to the Supervisors that a third party be hired to enforce this amendment and the conditions that have been placed on gas drillers that have already begun working in the Township.

Mr. Steele stated that he does not support any drilling in the R-2 District.

Mr. Kopko pointed out several spelling errors in the text.

There were also several errors in the definition section which will be corrected before the document is turned over to the Supervisors.

Cynthia Rossi of 99 Zediker Station Road presented a document she received at a DEP Meeting. It is a letter from Charles Evans Hunnell and it concerns flowback and produced water from unconventional slick water deep drilling. Ms. Rossi asked that this document be entered into the minutes. Ms. Rossi also asked that the following be entered into the minutes: “Let the record show that I oppose any wording that would permit oil and gas activities, including drilling and compressor stations and other processing and related industrial activities or wastewater impoundments in any residential, commercial or agricultural area. When permitted as a conditional use in I-1 or I-2 areas that are currently used for industrial activities, there should be a setback of at least 2,500 feet from any occupied structure, park, playground, school or church. By these statements I hereby preserve my right to undertake any legal remedy to protect the value of my property and my health and welfare.”

Mr. Pozzuto then called for a Roll Call Vote for Natural Gas Processing and/or Treatment Facility in the I-1 and I-2 Zoning Districts.

|             | <u>I-1</u> | <u>I-2</u> |
|-------------|------------|------------|
| Mr. Gordon  | Yes        | Yes        |
| Ms. Zipko   | Yes        | Yes        |
| Mr. Weber   | Yes        | Yes        |
| Mr. Kopko   | No         | Yes        |
| Mr. Pozzuto | Yes        | Yes        |
| Mr. Steele  | No         | Yes        |
| Ms. Phillis | <u>Yes</u> | <u>Yes</u> |
|             | 5 Yes 2 No | 7 Yes      |

Mr. Pozzuto then called for a Roll Call Vote for Oil and Gas Drilling – Deep Well in the A-1, R-1, R-2, R-3, C-2, C-3, I-1 and I-2 Zoning Districts.

|             | <u>A-1</u> | <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>C-2</u> | <u>C-3</u> | <u>I-1</u> | <u>I-2</u> |
|-------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Mr. Gordon  | Yes        | No         | Yes        | Yes        | Yes        | Yes        | Yes        | Yes        |
| Ms. Zipko   | Yes        | No         | Yes        | No         | Yes        | Yes        | Yes        | Yes        |
| Mr. Weber   | No         | No         | No         | No         | No         | No         | Yes        | Yes        |
| Mr. Kopko   | No         | No         | No         | No         | No         | No         | Yes        | Yes        |
| Mr. Pozzuto | Yes        | No         | Yes        | No         | Yes        | Yes        | Yes        | Yes        |
| Mr. Steele  | No         | No         | No         | No         | No         | No         | Yes        | Yes        |
| Ms. Phillis | <u>Yes</u> | <u>No</u>  | <u>Yes</u> | <u>No</u>  | <u>Yes</u> | <u>Yes</u> | <u>Yes</u> | <u>Yes</u> |
|             | 4Y 3N      | 7 N        | 4 Y 3N     | 1Y 6 N     | 4Y 3N      | 4Y 3N      | 7N         | 7N         |

Mr. Pozzuto then called for a Roll Call Vote for **Compressor Station** in the I-1 and I-2 Zoning Districts.

|             | <b><u>I-1</u></b> | <b><u>I-2</u></b> | <b><u>C-3</u></b> |
|-------------|-------------------|-------------------|-------------------|
| Mr. Gordon  | Yes               | Yes               | Yes               |
| Ms. Zipko   | Yes               | Yes               | Yes               |
| Mr. Weber   | Yes               | Yes               | No                |
| Mr. Kopko   | No                | Yes               | No                |
| Mr. Pozzuto | Yes               | Yes               | No                |
| Mr. Steele  | Yes               | Yes               | No                |
| Ms. Phillis | <u>Yes</u>        | <u>Yes</u>        | <u>Yes</u>        |
|             | 6 Y 1N            | 7 Yes             | 3Y 4N             |

Mr. Pozzuto then called for a Roll Call Vote for **Size of Disturbed Area Associated with the Size of Well Pad to be Three (3) Acres.**

|             |            |
|-------------|------------|
| Mr. Gordon  | Yes        |
| Ms. Zipko   | Yes        |
| Mr. Weber   | Yes        |
| Mr. Kopko   | Yes        |
| Mr. Pozzuto | Yes        |
| Mr. Steele  | Yes        |
| Ms. Phillis | <u>Yes</u> |
|             | 7 Yes      |

There being no further business to come before the Board, the meeting adjourned at 11:30 P.M.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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