

## PLANNING COMMISSION

June 4, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, June 4, 2015 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Fred Pozzuto, Chairman, Marie Zipko, Secretary, Joseph Kopko, Jay Gordon, Tom Steele and Bob Weber, Members. Also present were: Sarah Boyce, Widmer Engineering; Veronica Bennett, KLH Engineers and Ellen Wallo, Recording Secretary. Vice-Chairman Paula Phillis was absent.

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

### PUBLIC COMMENTS

None.

### DISCUSSION ITEM

#### **Silver Co.**

James McCune, legal counsel for Silver Co. was present to discuss Silver's plan to build an Alzheimer's Memory Care facility on 4.57 acres at Meadows Landing on Route 19. Mr. McCune presented drawings of their facility in Fredericksburg, Virginia, which is comparable to the proposed facility.

Jervis Hairston of Silver Co. stated that this facility will have 68 beds, with the potential to grow to 80 beds. The building will be a one-level, 38,000 square foot facility with an interior courtyard, calming rooms and spas.

Mr. McCune stated that Silver Co. will return to the Planning Commission in the near future for subdivision, conditional use and land development approval.

### PUBLIC HEARING: CONTINUATION OF LAND DEVELOPMENT APPROVAL

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

The second item on the agenda was Continuation of Land Development Approval for John J. Sisson Mercedes-Benz Addition and Alterations, 470 Washington Road, 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 has satisfied all of the engineer's comments, except joint permit and NPDES Permit which have been applied for and Chapter 245-182.J, for Buffer Area A or C. A variance may be required.

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

Mr. Sisson granted a time waiver in order to table this item, due to a variance being required.

Mr. Kopko then made a motion to table Land Development Approval for John J. Sisson Motors Mercedes-Benz Addition and Alterations at 470 Washington Road, zone C-2. The motion was seconded by Mr. Gordon and carried.

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PUBLIC HEARING: CONDITIONAL USE APPROVAL

**Nancy Jacobs**

This item is for Conditional Use Approval for Nancy Jacobs of 225 Tara Drive for a Home Occupation to have a vocal studio in her home, zone R-1.

Ms. Jacobs was present in support of this application. She stated that she has a vocal studio in her home and teaches no more than two (2) students at a time.

Engineer's Comments (Widmer):

- A. Homes of property owners within 300 feet should include those properties outside of the development.
- B. Shall comply with all applicable items as outlined in Section 245-129 of the Zoning Ordinance.
- C. Per Section 245-129, Paragraph O of the Zoning Ordinance, any home occupation where customers, clients, or students routinely visit the premises shall provide a paved off-street parking area containing a minimum of two (2) parking spaces in addition to the spaces required for the dwelling. A drawing or sketch with dimensions shall be provided indicating the existing and proposed parking.
- D. Vocal studio should be considered a permitted home occupation per Section 245-129, Paragraph P (18) of the Zoning Ordinance – Tutoring or any other instruction to no more than four (4) students at any one time.

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

Ms. Jacobs was asked to furnish Widmer Engineering with a drawing showing the parking availability at her home at 225 Tara Drive.

After further discussion, Mr. Weber made a motion to recommend Conditional Use Approval for Nancy Jacobs of 225 Tara Drive for a Home Occupation to have a vocal studio in her home, zone R-1, subject to engineer's comments and providing a drawing showing parking availability at her home to Widmer Engineering. The motion was seconded by Mr. Gordon and carried.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL

**J. Angelides Enterprises, LP/Bradford Run PRD-Phase 2**

The next item on the agenda was consideration of Preliminary and Final Subdivision Approval for a 14 lot subdivision on Country Club Road, zone R-2/PRD.

Patrick Cooper of The Gateway Engineers was present in support of this application. Sarah Boyce was representing Widmer Engineering.

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Engineer's Comments (Widmer):

- A. Five (5) lots are proposed (Lots 201-205).
- B. Should the Adoption and Acknowledgement Clauses be for an individual or a corporation? Individual clauses are provided.
- C. Indicate the location of any wetlands, streams or floodways on the plan.
- D. Indicate the locations of existing utilities.
- E. Provide evidence of proprietary interest acceptable to the Township Solicitor.
- F. Drawing scale (Sheet 1 of 2) is less than 1"=50'. A waiver will be required from the Board of Supervisors.
- G. Add a note indicating any variances received during Master Plan approval pertaining to setbacks, housing units, etc.
- H. Provide directional arrows along bearings for property lines, right-of-ways, etc.
- I. Rear setback shall be 20 feet. Proposed Unit "A" on Lot 204 is located within the required rear setback.
- J. Washington County Planning Commission approval will be required.
- K. Sewage Facilities Planning Module or Exemption approval will be required from PaDEP.

Mr. Cooper stated that all comments have been addressed.

After further discussion, Mr. Gordon made a motion, seconded by Mr. Pozzuto, to recommend Preliminary and Final Subdivision Approval . The motion carried.

FINAL LAND DEVELOPMENT APPROVAL

**J. Angelides Enterprises, LP/Bradford Run PRD-Phase 2**

This agenda item is for Final Land Development Approval for J. Angelides Enterprises, LP/Bradford Run-Phase 2 on Country Club Road, zone R-2/PRD.

Patrick Cooper of The Gateway Engineers was present in support of this application. Sarah Boyce represented Widmer Engineering.

Engineer's Comments (Widmer):

- A. Are the proposed roads to be maintained by South Strabane Township? Roadway System includes a proposed arch pipe culvert with end walls.
- B. Rear setback shall be 20 feet. Proposed Unit A on Lot 204 is located within the required rear setback.

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- C. Visitor parking for townhomes shall be located within 300 feet of the units they are intended to serve per Section 245-183 of the Zoning Ordinance.
- D. Per Section 245-182.N of the Zoning Ordinance, the maximum permissible slope of Any parking area accessory to any use, other than single-family dwellings or two-family dwellings, shall be seven (7) percent. The proposed head-in parking off of Morgan Drive exceeds seven (7) percent.
- E. Sanitary sewer design subject to review by Washington-East Washington Joint Authority.
- F. Joint Permit approval from PaDEP will be required for the proposed arch pipe culvert.
- G. NPDES and Erosion and Sedimentation Control Plan approval will be required from PaDEP/ Washington County Conservation District.
- H. A Highway Occupancy Permit will be required from PennDOT.
- I. Sewage Facilities Planning Module or Exemption approval will be required from PaDEP.

Mr. Cooper stated that all of the comments have been addressed, and permitting has been applied for.

After further discussion, Mr. Gordon made a motion to recommend Final Land Development Approval of this item, subject to approval of permitting and engineer's comments. The motion was seconded by Mr. Kopko and carried.

#### MINUTES

A motion was made by Mr. Gordon and seconded by Ms. Zipko to approve the minutes of the meeting of May 7, 2015, with a correction to totals on Page 6. The motion carried.

There being no further business to come before the Board, the meeting adjourned at 8:17 P.M.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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