

PLANNING COMMISSION

August 4, 2016

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, August 4, 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, Laynee Zipko, Jay Gordon, Tom Steele and Ken Rigby, Members. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Steve Toprani and Ellen Wallo, Recording Secretary. Absent was Member Joseph Kopko.

Mr. Pozzuto led the group in the Pledge of Allegiance and read the agenda to the audience.

PUBLIC COMMENTS

Mike and Charlene Scuvotti of 85 Pine Valley Road asked that they present their Public Comments at the end of the meeting. Mr. Pozzuto asked if there was any objection from the audience or the Board and there was none.

FINAL SUBDIVISION APPROVAL

Michael Siegel (Simyet, Inc.)

This application is for Final Subdivision Approval for Michael Siegel (Simyet, Inc.) for two (2) lots of the Siegel Plan of Lots No. 4 on Quarry Road, zone R-1. Mark Cain of Widmer Engineering was present in support of this application.

Michael Sherrieb, Engineer from KLH Engineers, Inc. reviewed this application and found it to be complete and in compliance with the R-1 Zoning District. All of the previous engineer's comments had been addressed.

Mr. Rigby then made a motion, seconded by Ms. Zipko to recommend approval of this Final Subdivision for Michael Siegel (Simyet, Inc.) for two (2) lots of the Siegel Plan of Lots No. 4 on Quarry Road, zone R-1. The motion carried.

PRELIMINARY LAND DEVELOPMENT APPROVAL

Manganas Enterprise/Office Building Addition

This item on the agenda is for Preliminary Land Development Approval for Manganas Enterprise for an office building addition to an existing warehouse building at Route 519 and Rankin Road, zone I-1.

Tom Manganas of Maxim Construction was present in support of this application. He stated that the warehouse was formerly used for his contracting painting business. Some of the property is now leased to Myers Oil and Gas Services. Mr. Manganas would like to add offices to the warehouse.

Engineer's Comments (KLH Engineers):

KLH Engineers, Inc. has received an application for Land Development Plan Approval from Manganas Enterprises, dated July 22, 2016 for a proposed Office Building addition located at Route 519 and Rankin Road, an I-1 Industrial District.

The application for Land Development Approval was reviewed for completeness per the requirements of Article VI, §206-35.C and §206-36 A. – H. The application was determined to be incomplete with the requirements for Preliminary Land Development Approval. Please provide the following items:

§ 206-36. Preliminary and final application requirements

- C. A copy of the applicant's cover letter transmitting the application to the Washington County Planning Commission for review.
- F. Evidence that the lot or lots on which the land development is proposed are lots of record.
- I (1). A boundary survey prepared by a registered professional land surveyor of the lot on which the land development is proposed.
- (3). The name, address, certification and seal of a professional registered surveyor who prepared the survey and the name and address of the registered engineer, architect or landscape architect who prepared the plan.
- (5). A location map showing the plan name, and location, major existing thoroughfares related to the site, including the distance therefrom, title, scale and North point.
- (6). The graphic scale, North Point and date.
- (7). The legend and notes.
- (9). Existing platting of the land immediately adjacent to the site, including the names of all adjoin landowners.
- (10). Existing watercourses, wetlands, tree masses, steep slopes, areas subject to periodic flooding as identified on current Official Map for the Township issued by the Federal Insurance Administration and other significant natural features.
- (11). Contours at intervals of elevation of not more than five feet where the slope is greater than 10% and at intervals of not more than two feet where the slope is 10% or less.
- (12). Final Grading plan that demonstrates compliance with Chapter 109, Excavations, Filling, and Grading, of the Code of the Township of South Strabane.
- (14). Existing streets and other rights-of-way on or adjoining the site, including dedicated widths, cartway widths, gradients, type and widths of pavements, curbs, sidewalks, and other pertinent data.
- (15). The zoning classification of the site. Tabulation of site data, indicating zoning requirements applicable to the site and whether the proposed development features apply.
- (16). The proposed use, location, area, height, and bulk of all existing and proposed structures and dimensions of all yards.

- (19). The design and layout of parking areas and a computation of the number of parking spaces to be provided.
- (20). Patterns of pedestrian and vehicular circulation on the site, ingress, egress and circulation into and out of the site, including pavement markings and or directional signs.
- (21). Location, size and specifications for private improvements, such as curbs, sidewalks, driveways, parking areas, landscaping strips or planters, wheelstops, stormwater management facilities and the like.
- (22). Location and specifications for lighting of parking areas and walkways.
- (23). The location and types of proposed landscaping materials.
- J. Identify the number of proposed additional trips the completion of this project will add to the site. If 75 or more additional trips will be observed a traffic impact study that complies with the requirements of §206-20 is required.
- M. A landscaping plan showing compliance with all applicable buffer area and landscaping requirements of Chapter 245, Zoning, of the Code of the Township of South Strabane.
- N. A site lighting plan showing compliance with §206-73.
- O. Final grading plan which demonstrates compliance with Chapter 109, Excavations, Filling and Grading.
- R. Final stormwater management calculations and construction drawings showing compliance with the Township Stormwater Management Ordinance.
- S. E&S control plan which conforms to the requirements of the Pennsylvania Clean Streams Law, and Chapter 102 of the Rules and Regulations of the PADEP, and evidence of review and approval by the Washington County Conservation District.
- X. Evidence of cross-easements and maintenance agreements for shared parking or shared driveways.

The application for Land Development Plan Approval once complete must also comply with the zoning requirements of Article XII. For the I-1 zoning district, including but not limited to §245-80 area and bulk regulations, §245-81 off street parking and loading, §245-82 signs, §245-83 buffer areas and landscaping, and §245-85 performance standards.

Mr. Manganas stated that there is no sewage facility on this property at this time. The Board advised him that this will need to be taken care of before he can return to the Planning Commission for any approval.

Mr. Pozzuto asked the Board if they had any questions of Mr. Manganas and there were none.

Mr. Pozzuto then stated that this item is incomplete for Preliminary Land Development Approval and will be considered when all issues have been addressed.

PRELIMINARY LAND DEVELOPMENT APPROVAL
Wal-Mart Stores/Addition of Drive-Up Receiving Canopy

This item on the agenda is for Preliminary Land Development Approval for Wal-Mart Stores, Trinity Point, for the addition of a Drive-Up Receiving Canopy, zone C-2.

Darren Smith of Bohler Engineering was present in support of this application. He explained that Wal-Mart has been adding such Drive-Up Receiving Canopies for ten years and is now adding them to the Pittsburgh area. It is proposed that there will be six (6) parking spaces that shoppers will use after they have called or texted their orders to Wal-Mart and have been given a time to pick up their order. An employee of Wal-Mart will then bring the order to their car at the appointed time.

Engineer's Comments (KLH Engineers):

KLH Engineers, Inc. has received an application for Land Development Plan Approval from Bohler Engineering, dated July 22, 2016 on behalf of WalMart #1739 for a proposed modular building addition, and a drive-up canopy located at the Trinity Point WalMart, a C-2 Commercial District.

The application for Land Development Approval was reviewed for completeness per the requirements of Article VI. §206-35.C and §206-36 A. – X. The application was determined to be incomplete with the requirements for Preliminary Land Development Approval. Please provide the following items:

§ 206-36. Preliminary and final application requirements

- I (1). A boundary survey prepared by a registered professional land surveyor of the lot on which the land development is proposed.
- (9). Existing platting of the land immediately adjacent to the site, including the names of all adjoining landowners.
- (15). The zoning classification of the site. Tabulation of site data, indicating zoning requirements applicable to the site and whether the proposed development features apply.
- (16). The proposed use, location, area, height, and bulk of all existing and proposed structures and dimensions of all yards, specifically the height of the modular building.
- (17). First floor elevations, floor plans and building elevation plans of the modular building. How will orders flow into and out of the modular building?
- (19). The design and layout of parking areas and a computation of the number of parking spaces to be provided. Specifically, has a variance to the required parking ratio been obtained?
- (20). Patterns of pedestrian and vehicular circulation on the site, ingress, egress and circulation into and out of the site, including pavement markings and or directional signs. Specifically, what are the number of added trips estimated, the number of hourly trips generated by the pick-up service and has traffic stacking into the pick-up area been evaluated?
- (22). Location and specifications for lighting of parking areas and walkways.
- (23). The location and types of proposed landscaping materials.

N. A site Lighting Plan showing compliance with §206-73.

The application for Land Development Plan Approval once complete must also comply with the zoning requirements of Article X. for the C-2 zoning district, including but not limited to §245-64 area and bulk regulations, §245-65 off street parking and loading, §245-66 signs, §245-67 buffer areas and landscaping, §245-68 storage, §245-69 performance standards and §2415-175 drive-through facilities.

Mr. Sherrieb stated that this application is incomplete for Preliminary Land Development Approval.

Mr. Smith asked about parking variances granted when Wal-Mart was first built. Mr. Sherrieb stated that he will look into that issue.

Mr. Pozzuto stated that since this item is incomplete for Preliminary Land Development Approval and will be considered when all items have been addressed.

PUBLIC COMMENTS

Mike and Charlene Scuvotti advised the Planning Commission that they are having issues with the developer of the Amordoro Subdivision, John Diamond.

The Board then went into Executive Session.

The Executive Session then ended.

MINUTES

A motion was made by Ms. Zipko and seconded by Mr. Pozzuto, to approve the minutes of the meeting of July 7, 2016. The motion carried.

There being no further business to come before the Board, Mr. Steele made a motion to adjourn the meeting at 9:30 P.M. The motion was seconded by Ms. Zipko and carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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