

PLANNING COMMISSION
September 1, 2016

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, September 1, 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, Joseph Kopko, Tom Steele and Ken Rigby, Members. Also present were: Michael Sherrieb, KLH Engineers; Planning Commission Solicitor Chris Furman and Ellen Wallo, Recording Secretary. Absent was Member Jay Gordon.

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

PUBLIC COMMENTS

There were no Public Comments.

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

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

Jonathan Ritchie of Bohler Engineering and Matthew Sloneker, Walmart Store Manager, were present in support of this application.

In answer to a question from Mr. Pozzuto, Mr. Ritchie stated that there will be an option to pick up items pre-ordered and prepaid within a 15 minute time frame. The delivery time at the drive-up is usually 3-5 minutes.

Mr. Sloneker stated that there won't be a problem turning left onto the drive lane that exits onto Trinity Point Drive as no additional parking spaces will be added. He also added that they expect 30 cars a day to start with average orders totaling \$110.00.

Engineer's Comments (KLH Engineers):

KLH Engineers, Inc. has received a revised application for Land Development Plan Approval from Bohler Engineering, dated August 17, 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, Sections 206-35.C and 206-36.A-X. The application was determined to be complete with the requirements for Preliminary Land Development Approval and is accepted as filed August 25, 2016.

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

Engineer Michael Sherrieb of KLH Engineers, Inc. recommends approval of this application.

Mr. Rigby then made a motion to recommend Preliminary and Final Land Development Approval for Wal-Mart, Trinity Point, for the addition of a Modular Building and Drive-Up Receiving Canopy. The motion was seconded by Ms. Zipko and carried.

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

The second item on the agenda is Preliminary and Final Subdivision Approval for Sperdute Land Surveying/Dan Ryan Builders Mid Atlantic for Strabane Manor Lot 305 Revised at Shawnee Drive within the Strabane Manor Development, zone R-4.

Engineer's Comments (KLH Engineers):

The application for minor subdivision was determined to be complete and filed effective August 25, 2016 per Article IV, Section 206-13.

This property is zoned R-4.

The Subdivision Plan contains the required Table of Zoning Requirements.

This application is in compliance with the requirements of Chapter 245, Article VIII for R-4 Medium Density Residential District.

The application for minor subdivision is complete as filed August 25, 2016 and is in compliance with the Township zoning requirements. Mr. Sherrieb recommends final approval of this subdivision.

After further discussion, Ms. Phillis made a motion to recommend Preliminary and Final Approval for Sperdute Land Surveying/Dan Ryan Builders Mid Atlantic for Strabane Manor Lot 305 Revised at Shawnee Drive within the Strabane Manor Development, zone R-4. The motion was seconded by Ms. Zipko and carried.

MINUTES

A motion was made by Mr. Pozzuto and seconded by Ms. Zipko, to approve the minutes of the meeting of August 4, 2016. The motion carried.

There being no further business to come before the Board, Mr. Pozzuto made a motion to adjourn the meeting at 7:40 P.M. The motion was seconded by Ms. Zipko and carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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