

NORTH STRABANE TOWNSHIP PLANNING AND ZONING COMMISSION PAGE 1

****MINUTES****

January 18, 2010

The North Strabane Township Planning and Zoning Commission met in regular session on Monday, January 18, 2010 at 6:30 P.M. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA 15317.

Attending this session

Jon Erdner, Member
Bill Franczyk, Member
Linda Romito, Member
Katharine Stayduhar, Member
Norma Wintermyer, Member

Also attending this session

Jim Jeffries, Solicitor
Joseph H. Sites, Engineer
Paulette M. Moyar, Planning Coordinator
Margaret Householder, Stenographer

REORGANIZATION
CHAIRPERSON

Motion by Romito, seconded by Erdner to nominate Norma Wintermyer as Chairperson for 2010.

ROLL CALL OF VOTES – 5 YES 0 NO.

VICE
CHAIRPERSON

Motion by Romito, seconded by Wintermyer to nominate Jon Erdner as Vice Chairperson for 2010.

ROLL CALL OF VOTES – 5 YES 0 NO.

SECRETARY

Motion by Wintermyer, seconded by Erdner to nominate Linda Romito as Secretary for 2010.

ROLL CALL OF VOTES – 5 YES 0 NO.

MEETING DAY
AND TIME

Motion by Wintermyer, seconded by Erdner to keep our meeting day and time as the third Monday at 6:30 P.M.

ROLL CALL OF VOTES – 5 YES 0 NO.

APPROVAL OF
MINUTES OF
NOVEMBER 19,
2009

Motion by Romito, seconded by Stayduhar to approve the minutes of the meeting of November 19, 2009.

ROLL CALL OF VOTES – 4 YES 0 NO 1 ABSTENTION (Erdner, as he was not present at that meeting).

APPROVAL OF
MINUTES OF
DECEMBER 21,
2009

Motion by Erdner, seconded by Romito to approve the minutes of the meeting of December 21, 2009.

ROLL CALL OF VOTES – 5 YES 0 NO.

WELCOME NEW
MEMBER

At this time we would like to welcome our new Member, Bill Franczyk.

OLD BUSINESS

There is no old business this evening.

NEW BUSINESS
WATERDAM
FARMS PHASE 0III

This is for preliminary and final review of the 11th amended plan showing the as-built conditions of Lot 323, units A & B, located at the corner of Stonegate Drive in an R-3 district.

The following review letter was received from Gateway Engineers, dated January 5, 2010:

Members of the Commission:

We have received and reviewed the application for the above referenced plan for units A and B on Lot 323 at the corner of Stonegate Drive in the A-1 zoning district as prepared by HMT and Associates, dated December 18, 2009.

The plan is in order for consideration by the Planning Commission.

The plans have been reviewed for conformance to Township Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,
Joseph H. Sites, P.E.

MOTION FOR
APPROVAL OF
WATERDAM
FARMS

Motion by Erdner, seconded by Romito to recommend approval of Waterdam Farms Phase 111, 11th amended plan.

ROLL CALL OF VOTES – 5 YES 0 NO.

WATERDAM
FARMS PHASE III

This is for preliminary and final review of the 12th amended plan showing the as-built conditions of Lot 312, units A & B, located at the corner of Stonegate Drive and Huntclub Drive in an R-3 district.

The following review letter was received by Gateway Engineers, dated January 5, 2010:

Members of the Commission:

We have received and reviewed the application for the above referenced plan for units A and B on Lot 312 at the corner of Stonegate Drive and Huntclub Drive in the A-1 zoning district as prepared by HMT and Associates, dated December 18, 2009.

The plan is in order for consideration by the Planning Commission.

The plans have been reviewed for conformance to Township Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,
Joseph H. Sites, P.E.

There is no one present for this item or the previous item.

MOTION FOR
APPROVAL OF
WATERDAM
FARMS

Motion by Romito, seconded by Erdner to recommend approval of Waterdam Farms, Lots 312, units A and B.

ROLL CALL OF VOTES – 5 YES 0 NO.

GROWMARK

This is for preliminary and final site plan review of a proposed accessory storage building to be located on Route 519 in an I-1 district.

The following review letter was received from Gateway Engineers, dated January 6, 2010:

Members of the Commission:

We have received and reviewed the site plan application for the construction of a 42' x 100' accessory storage building in the I-1 zoning district. The accessory building is for the continuation of the existing business.

All of the comments of our letter of January 6, 2010 have been addressed and the plan is in order for consideration by the Planning Commission.

The plans have been reviewed for conformance to Township Ordinance standards only. The review is based on information prepared by others

and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,
Joseph H. Sites, P.E.

There is no one present for this item.

Moyar pointed out there are no utilities to be hooked up to this building. It is for storage only.

**MOTION FOR
APPROVAL OF
GROWMARK**

Motion by Erdner, seconded by Romito to recommend preliminary and final site plan approval of an accessory building for Growmark.

ROLL CALL OF VOTES – 5 YES 0 NO.

**ANGELO'S
LANDSCAPE
SUPPLY**

This is for preliminary and final site plan review of a proposed 20,800 square foot storage/office building to be located on Johnson Road in an A-1 district.

Angelo Quarture has not arrived yet. We will move on with the next agenda item and go back to this one if he arrives in the meantime.

Moyar noted Quarture was at the Zoning Hearing Board last week for continuation or expansion of a non-conforming use, which he was granted.

**PARK PLACE AT
THE MEADOWS**

This is for preliminary and final review of a revised subdivision plan located along Route 19 in a C-2 district.

The following review letter was received from Gateway Engineers, dated January 15, 2010:

Members of the Commission:

We have received and reviewed the application for the subdivision of 14.175 acres into six parcels of property and associated right of way for roadway dedication as prepared by Civil and Environmental Consultants revised dated January 15, 2010. The property being subdivided straddles the border of North Strabane Township and South Strabane Township, resulting in only 8.156 acres being subdivided into two buildable lots and two non-buildable lots for future conveyance in North Strabane Township in the C-2 zoning district. It should be noted that the one parcel is the proposed location of a planned shopping center and the other parcel is for future out parcel development.

The subdivision was previously submitted for approval, but the revised subdivision creates parcels A and B, which are to be conveyed in the future to Jacqueline J. Liberatore. The purpose of the conveyance is to address the encroachment and expansion of the parking on the Liberatore property.

No significant changes have been made to the plan since the previous approval and the plan is in order for consideration by the Planning Commission.

The plans have been reviewed for conformance to Township Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,
Joseph H. Sites, P.E.

George Haberman is present this evening, representing the developer.

Moyar stated the revised subdivision plan reflects an agreement which was reached between Washington Investments and Mr. Liberatore, regarding the encroachment of Starting Line Racing Café onto property of Washington Investments.

Haberman stated two small sliver lots have been created to permit Starting Line to have parking behind the restaurant and access to that parking area. They will be conveyed to Mr. Liberatore at a future date, once construction has begun.

MOTION FOR
APPROVAL OF
SUBDIVISION OF
PARK PLACE

Motion by Stayduhar, seconded by Romito to recommend approval of the revised subdivision for Park Place at the Meadows.

ROLL CALL OF VOTES – 5 YES 0 NO.

PARK PLACE AT
THE MEADOWS

This is for final site plan review of a planned shopping center located off Route 19 and Burkett Lane in a C-2 district.

The following review letter was received from Gateway Engineers, dated January 15, 2010:

Members of the Commission:

We have received and reviewed the preliminary site plan application for

the development of a commercial retail and office on 8.37 acres in the C-2 zoning district on Route 19 near Race Track Road. The following are comments relative to the site plan revised dated September 19, 2009, and the storm water management report dated August 28, 2009, both as prepared by Civil and Environmental Consultants:

Site Plan

All of the comments of our letter of September 21, 2009 have been addressed with regards to the site plan and the plan is in order for approval.

Storm Water Management

All of the comments of our letter of September 14, 2009 have been addressed with regards to the Storm Water Management Report and it is in order for approval.

Hydraulic and Hydrologic

All of the comments of our letter of September 14, 2009 have been addressed with regards to the Hydraulic and Hydrologic Report and it is in order for approval.

The plans have been reviewed for conformance to Township Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,
Joseph H. Sites, P.E.

George Haberman is present for this item as well.

Moyar reminded the Commission this item has been before them twice. Nothing has been changed. There are two outstanding items, including the HOP and DEP approval.

MOTION FOR
APPROVAL OF
FINAL SITE PLAN
FOR PARK PLACE

Motion by Erdner, seconded by Stayduhar to recommend final site plan approval for Park Place at the Meadows, contingent upon DEP approval and PennDOT approval of the highway occupancy permit.

ROLL CALL OF VOTES – 5 YES 0 NO.

ANGELO'S
LANDSCAPE
SUPPLY

We will return to this item, and rely on our Engineer in the absence of Angelo Quarture.

The following review letter was received from Gateway Engineers, dated January 15, 2010:

Members of the Commission:

We have received and reviewed the preliminary and final site plan application for the development of a 260' x 80' combination garage and office building to be constructed in the A-1 zoning district as prepared by Lawrence R. Elliott Surveying, Inc., revised dated January 13, 2010. The proposed use is a repair shop and/or office for the contracting business which already exists on the site, which is not a permitted use in the A-1 zoning district. A special exception has been obtained from the Zoning Hearing Board for the continuation/expansion of a non-conforming use.

All of the comments of our letter of January 7, 2010 have been addressed and the plan is in order for consideration by the Planning Commission.

The plans have been reviewed for conformance to Township Ordinance standards only. The review is based on information prepared by others and assumes this information is correct and valid as submitted.

If you have any questions, please contact me.

Sincerely,
Joseph H. Sites, P.E.

The purpose of the building is to lease out to someone involved in the gas well industry.

Moyar commented that she attended the Zoning Hearing Board meeting where approval was granted for the expansion of non-conforming use for Quarture, and a condition of the approval was that Quarture tap into existing public sewage for existing and new buildings on his property. Residents voiced concern about the lighting at that meeting, and Sites will ensure the lighting complies with our Ordinance.

At this point Angelo Quarture arrived at the meeting and is able to answer questions from Stayduhar regarding hours of operation for the lessee. He stated the potential tenant is currently leasing a building in the industrial park. They seem to be a 7 to 5, Monday through Friday operation at that location. Stayduhar is concerned that vehicles will be

coming and going from the building at all hours. Quarture stated he does not foresee that and that most of their vehicles are pick up trucks and single axle trucks.

MOTION FOR
APPROVAL OF
ANGELO'S
LANDSCAPE
SUPPLY

Motion by Romito, seconded by Erdner to recommend approval for Angelo's Landscape Supply.

ROLL CALL OF VOTES – 4 YES 0 NO 1 ABSTENTION (Stayduhar, as she is a resident within 300 feet)

OTHER BUSINESS

There is no other business this evening.

ADJOURNMENT

Motion by Stayduhar, seconded by Romito to adjourn the meeting, all business being concluded.

ROLL CALL OF VOTES – 5 YES 0 NO.

The meeting was adjourned at 7:02 P.M.

Norma Wintermyer, Chairperson

Linda Romito, Secretary