

NORTH STRABANE TOWNSHIP PLANNING AND ZONING COMMISSION PAGE 1

****MINUTES** December 19, 2012**

The North Strabane Township Planning and Zoning Commission met in regular session on Monday, December 19, 2012 at 6:30 P.M. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA 15317.

Attending this session

Norma Wintermyer, Chairperson
Jon Erdner, Vice Chairperson
Bill Franczyk, Member
Katharine Stayduhar, Member

Also attending this session

James Jeffries, Solicitor
Paulette M. Moyar, Planning Coordinator
Margaret Householder, Stenographer

Absent from this session

Joseph H. Sites, Engineer
Linda Romito, Vice Chairperson

Linda Romito has resigned her position, effective January 1, 2012.

APPROVAL OF
MINUTES OF
OCTOBER 17, 2011

Motion by Erdner, seconded by Stayduhar, to approve the minutes of the meeting of October 17, 2011.

ROLL CALL OF VOTES – 4 YES 0 NO.

OLD BUSINESS

There is no old business this evening.

NEW BUSINESS
SANDY BRAE
MEADOWS

This is for preliminary and final review of the amended plan of Lot 8 showing the as-built conditions of units A through D located at the corner of Brae Glen and Sandy Brae in an R-3 district.

The following review letter was received from Gateway Engineers, dated December 13, 2011:

Members of the Commission:

We have received and reviewed the application for the above referenced plan for units A and D on Lot 8 on the corner of Brae Glen Drive and Sandy Brae Drive in the R-3 zoning district as prepared by North Hills Engineering dated October 6, 2011.

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, Engineer

Moyar reported there are no outstanding issues. There is no one present for this item.

MOTION FOR
APPROVAL OF
SANDY BRAE
MEADOWS

Motion by Franczyk, seconded by Erdner, to recommend preliminary and final approval of Sandy Brae Meadows amended plan of Lot 8.

ROLL CALL OF VOTES – 4 YES NO.

WATERDAM
FRAMS PHASE 3

This is for preliminary and final review of the 15th amended plan showing the as-built conditions of Lot 315, units A and B, located on Huntclub Drive.

The following review letter was received from Gateway Engineers, dated December 13, 2011:

Members of the Commission:

We have received and reviewed the application for the above referenced plan for units A and B on Lot 315 on Huntclub Drive in the A-1 zoning district as prepared by HMT and Associates, dated November 22, 2011.

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.

Moyar pointed out this is to create two single-family lots on Lot 315. There are no outstanding items.

MOTION FOR

Motion by Stayduhar, seconded by Franczyk, to recommend preliminary

APPROVAL OF
WATERDAM
FARMS PHASE 3,
15TH AMENDED
PLAN

and final review of the 15th amended plan for Lot 315, Waterdam Farms.
ROLL CALL OF VOTES – 4 YES 0 NO.

WATERDAM
FARMS PHASE 3,
16TH AMENDED
PLAN

This is for preliminary and final review of the 16th amended plan showing the as-built conditions of Lot 308, units A and B, located on Huntclub Drive.

The following review letter was received from Gateway Engineers, dated December 13, 2011:

Members of the Commission:

We have received and reviewed the application for the above referenced plan for units A and B on Lot 308 on Huntclub Drive in the A-1 zoning district as prepared by HMT and Associates, dated November 23, 2011.

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.

Moyar commented this is a duplex and the purpose of this is to locate the party wall between existing A and B. There are no outstanding items.

MOTION FOR
APPROVAL OF
WATERDAM
FARMS, 16TH
AMENDED PLAN

Motion by Erdner, seconded by Stayduhar, to recommend preliminary and final approval for the 16th amended plan, Waterdam Farms, lot 308.

ROLL CALL OF VOTES – 4 YES 0 NO.

WATERDAM
FARMS PHASE 3,
17TH AMENDED
PLAN

This is for preliminary and final review of the 17th amended plan showing the as-built conditions of Lot 330, units A and B, located on Huntclub Drive.

The following review letter was received from Gateway Engineers, dated December 13, 2011:

Members of the Commission:

We have received and reviewed the application for the above referenced plan for units A and B on Lot 330 on Huntclub Drive in the A-1 zoning district as prepared by HMT and Associates, dated November 23, 2011.

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.

Moyar explained there are two recently constructed single-family dwellings on Lot 330, and this is to create two lots.

MOTION FOR
APPROVAL OF
WATERDAM
FARMS, 17TH
AMENDED PLAN

Motion by Franczyk, seconded by Erdner, to recommend preliminary and final approval of the 17th amended plan for Waterdam Farms, Phase 3, Lot 330.

ROLL CALL OF VOTES – 4 YES 0 NO.

WATERDAM
FARMS PHASE 3,
18TH AMENDED
PLAN

This is for preliminary and final review of the 18th amended plan showing the as-built conditions of Lot 331, units A and B, located on Huntclub Drive.

The following review letter was received from Gateway Engineers, dated December 13, 2011:

Members of the Commission:

We have received and reviewed the application for the above referenced plan for units A and B on Lot 331 on Huntclub Drive in the A-1 zoning district as prepared by HMT and Associates, dated November 23, 2011.

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

The plans have been reviewed for conformance to Township Ordinance standards only. The plan 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.

Moyar reported everything is in order for the 18th amended plan.

MOTION FOR
APPROVAL OF
WATERDAM
FARMS, 18TH
AMENDED PLAN

Motion by Franczyk, seconded by Erdner, to recommend preliminary and final approval of Lot 331 in Waterdam Farms Phase 3.

ROLL CALL OF VOTES – 4 YES 0 NO.

WEAVERTOWN
WOODLANDS
PRD

This is for preliminary and final review of the revised master plan eliminating an apartment building and establishing 23 townhouse units in Sassafras Lane. Total density is now 277 living units.

The following review letter was received from Gateway Engineers, dated December 15, 2011:

Members of the Commission:

We have received and reviewed the revised master plan for the Weavertown Woodlands PRD located in the current R-3 zoning district, as prepared by J. Ripple and Associates, dated October 10, 2011. The purpose of the revised master plan is to eliminate the previously proposed apartment buildings on Sassafras Lane and establish 23 townhouse units. This revised master plan proposes a total of 277 units. When the original master plan was approved, the total permitted number of units was 302.

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.

Moyar reported this is a two-fold request. The piece of property that was previously bought and consolidated will have now construction, as well as a section on Sassafras, which was to be an apartment building. It is now proposed to be townhouses. We requested the revised master plan to be prepared and presented, to clean this plan up.

MOTION FOR

Motion by Stayduhar, seconded by Wintermyer, to recommend

APPROVAL OF
WEAVERTOWN
WOODLANDS
PRD

preliminary and final approval of the revised master plan.

ROLL CALL OF VOTES – 4 YES 0 NO.

ANY OTHER
BUSINESS

Moyar thanked the Planning Commission for their willingness to serve. Stayduhar added a thank you to Norma Wintermyer and Linda Romito for their service on the Planning Commission. Norma's term has expired and Linda has resigned her position.

OTHER BUSINESS

There is no other business this evening.

ADJOURNMENT

Motion by Franczyk, seconded by Erdner to adjourn the meeting, all business being concluded, and the meeting was adjourned at 6:45 P.M.

Norma Wintermyer, Chairperson

Jon Erdner, Vice Chairperson