

NORTH STRABANE TWP. PLANNING AND ZONING COMMISSION PAGE 1

****MINUTES****

March 21, 2011

The North Strabane Township Planning and Zoning Commission met in regular session on Monday, March 21, 2011 at 6:30 P.M. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA.

Attending this session

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

Absent from this session

Linda Romito, Secretary

Also attending this session

Joseph H. Sites, P.E.
Paulette M. Moyar, Planning Coordinator
Margaret Householder, Stenographer

REORGANIZATION
CHAIRPERSON

Motion by Erdner, seconded by Franczyk to have Norma Wintermyer continue to be Chairperson.

ROLL CALL OF VOTES – 4 YES 0 NO.

VICE
CHAIRPERSON

Motion by Wintermyer, seconded by Franczyk to nominate Jon Erdner as Vice Chairperson.

ROLL CALL OF VOTES – 4 YES 0 NO.

SECRETARY

Motion by Stayduhar, seconded by Erdner to keep Linda Romito as our Secretary.

ROLL CALL OF VOTES – 4 YES 0 NO.

MEETING DAY
AND TIME

We re-affirm our meeting day and time as the third Monday of each month at 6:30 P.M.

APPROVAL OF
MINUTES OF
FEBRUARY 21,
2011

Motion by Erdner, seconded by Franczyk to approve the minutes of the meeting of February 21, 2011.

ROLL CALL OF VOTES – 3 YES 0 NO 1 ABSTENTION (Stayduhar, as she was not present at that meeting).

OLD BUSINESS

There is no old business this evening.

NEW BUSINESS
MAJESTIC HILLS
PHASE 4

This is an application for preliminary subdivision and site plan review of phase 4, which consists of 18 single family lots located off Majestic Drive in an R-2 district.

The following review letter was received by Gateway Engineers, dated March 16, 2011:

Members of the Commission:

We have reviewed the above referenced subdivision and site plan located off Majestic Drive in the R-2 zoning district. The development is planned to be a conservation development in accordance with Township Ordinance 213. Phase IV of the development is for 18 lots. The following are my comments relative to the revised subdivision plan dated March 11, 2011, the revised site plan dated March 11, 2011, and storm water management report dated March 2010, all as prepared by Morris Knowles and Associates, Inc.

Subdivision Plan

All of the comments of our letter of March 9, 2011 have been addressed and the plan is in order for consideration for preliminary subdivision approval.

Site Plan

All of the comments of our letter of March 9, 2011 have been addressed and the plan is in order for consideration for preliminary site plan approval.

Storm Water Management

The report is currently under review and comments will be provided prior to final approval.

General

Prior to final approval the following items must be addressed:

1. An NPDES Permit for the site will be required to be amended.
2. The Erosion and Sedimentation Control Plan must be submitted to the Washington County Conservation District for review and approval.
3. A geotechnical report must be submitted prior to a grading permit

being issued.

4. As per S.304.3 of the Subdivision and Land Development Ordinance, the developer must execute a developer's agreement with the Township prior to being granted final approval by the Board of Supervisors.
5. A cost estimate for the improvements to the site must be submitted for review and approval for the purpose of determining the amount of the amenities bond that must be posted in accordance with S.304.1 of the Subdivision and Land Development Ordinance.
6. Prior to any construction on the site, a pre-construction meeting with the engineer, public works director, the developer, the builder, and the building inspector must be held.
7. The location of the proposed fire hydrants must be reviewed and approved by the Fire Chief.
8. The plans must be submitted to the Municipal Authority for review and approval.
9. The requirement for a planning module must be reviewed by the Planning Coordinator.

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.

Joseph DeNardo, developer, is present for this item and gave the following information: We have the master plan displayed on the overhead. Phase 4 is located at this cul-de-sac, and has been extensively reviewed. It should be ready for preliminary approval this evening.

Sites stated the master plan is in order, and Phase 4 is in order as well. All the lots meet our requirements. The inlets have been moved so there is no conflict with the driveways.

Moyar commented we need a correction on the master plan. It shows Brentwood Drive and it should be Bentwood Drive.

NORTH STRABANE TWP. PLANNING AND ZONING COMMISSION PAGE 4

****MINUTES****

March 21, 2011

MOTION FOR
MAJESTIC HILLS
PHASE 4

Motion by Erdner, seconded by Stayduhar to recommend preliminary subdivision and site plan approval for Majestic Hills Phase 4.

ROLL CALL OF VOTES – 4 YES 0 NO.

OTHER BUSINESS
INFORMATIONAL
PURPOSES

Joe Denardo gave information on a parcel of land he would like to develop. It is located off Weavertown Road, abutting I-79. It is the former Salvanes property. It consists of 13.7 acres and is zoned R-3. There is a contemporary home, never occupied, and a burned mushroom house on the property. The mushroom house is an eyesore. We would like to develop this as townhouses. Our problem is that 30 acres is required for this type of development in the R-3 zoning district.

The Planning Commission indicated they would not recommend granting a waiver to the 30-acre requirement. They would not be comfortable setting a precedent to allow less acreage than required for this type of development.

After a lengthy discussion, it was suggested to Mr. DeNardo that he consider requesting a rezone to commercial. Moyer responded C-1 zoning would permit multi-family dwellings with maximum density of 12 units per acre. Sites suggested Mr. DeNardo try to develop the property with public roads, not private, as he had considered doing.

Mr. DeNardo thanked the Planning Commission for its input.

ADJOURNMENT

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

ROLL CALL OF VOTES – 4 YES 0 NO. The meeting was adjourned at 7:00 P.M.

Norma Wintermyer Chairperson

Jon Erdner, Vice Chairperson