

NORTH STRABANE TOWNSHIP PLANNING AND ZONING COMMISSION PAGE 1

****MINUTES****

April 12, 2010

The North Strabane Township Planning and Zoning Commission met in special session on Monday, April 12, 2010 at 6:30 P.M. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA 15317.

Attending this session

Jon Erdner, Vice Chairperson
Linda Romito, Secretary
Bill Franczyk, Member
Katharine Stayduhar, Member

Absent from this session

Norma Wintermyer, Chairperson
Paulette M. Moyar, Planning Coordinator

Also attending this session

Jim Jeffries, Solicitor
Joseph H. Sites, Engineer
Margaret Householder, Stenographer

APPROVAL OF
MINUTES OF
MARCH 15, 2010

Motion by Stayduhar, seconded by Romito to approve the minutes of the meeting of March 15, 2010.

ROLL CALL OF VOTES – 4 YES 0 NO.

OLD BUSINESS
WOODRUFF
PARTNERS
SUBDIVISION NO.
1

This is to ratify approval of a subdivision that was approved in November 2009 but never recorded.

Motion by Stayduhar, seconded by Franczyk to recommend approval of Woodruff Partners Subdivision No. 1 that was originally approved in November of 2009.

ROLL CALL OF VOTES – 4 YES 0 NO.

NEW BUSINESS
LINDENWOOD
GOLF COURSE

This is for preliminary and final site plan review of a proposed 5,000 square foot storage building located off Linden Creek Road in an A-2 district.

The following review letter was received from Gateway Engineers, dated April 1, 2010:

Members of the Commission:

We have received and reviewed the site plan application and storm water management report for the construction of a 50' x 100' storage building in the A-2 zoning district as prepared by PVE Sheffler dated March 30, 2010. The accessory building is to be used for storage of equipment and materials for the operation of the golf course.

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.

MOTION FOR
APPROVAL OF
LINDENWOOD
GOLF COURSE

Motion by Franczyk, seconded by Stayduhar to recommend preliminary and final approval for Lindenwood Golf Course for a storage building.

ROLL CALL OF VOTES – 4 YES 0 NO.

KURT AND MARK
ANGLE PLAN

This is for preliminary and final review of a lot line revision conveying 3.93 acres from 53.63 acres to be consolidated with 6.07 acres located off Munce Road in an A-1 district.

The following review letter was received from Gateway Engineers, dated April 9, 2010:

Members of the Commission:

We have received and reviewed the application for the subdivision of 3.93 acres from 53.63 acres for consolidation with 6.07 acres in the A-1 zoning district as prepared by William G. Dei Cas revised dated April 5, 2010.

All of the comments of our letter of April 5, 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.

Sites stated the purpose of this consolidation is two-fold; first, to gain better access to Munce Road, and second to acquire additional acreage, making a total of 10 acres.

MOTION FOR
APPROVAL OF
KURT AND MARK
ANGLE PLAN

Motion by Erdner, seconded by Romito to recommend preliminary and final approval of a lot line revision for the Kurt and Mark Angle Plan.

ROLL CALL OF VOTES – 4 YES 0 NO.

CONCORD GREEN
PHASE 3A

This is for preliminary and final review of an 8-lot subdivision with remnant parcels located along Woodlawn Drive in an R-3 district. Phase 3 was previously approved in 2007, but never recorded.

The following review letter was received from Gateway Engineers, dated April 9, 2010:

Members of the Commission:

We have received and reviewed the subdivision application and preliminary site plan application for the development of 36 single family lots as part of Phase 3 of the concord Green PRD on 16.3 acres in the R-3 zoning district. The subdivision and site plan were previously submitted for preliminary approval by the Planning Commission in June of 2006, but the developer held back on final subdivision and site plan approval until there was a market for the lots. Final subdivision and site plan approval was granted by the Planning Commission in August of 2007, but was not recorded.

The current preliminary and final subdivision and site plan is for the development of the improvements for Phase 3 of the development and subdivision of lots 301-307 and 336, leaving the remnant parcels, which indicate how the remaining three (3) sub-phases of Phase 3 will be subdivided, as prepared by R. Elliott, revised dated April 8, 2010.

All of the comments of our letter of April 5, 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.

Rod Elliott was present tonight, along with Mr. and Mrs. McCloskey.

Sites noted that are 8 lots being created with this sub-phase,.

MOTION FOR
APPROVAL OF
CONCORD GREEN
PHASE 3A

Motion by Romito, seconded by Erdner to recommend preliminary and final approval of Concord Green, Phase 3A, eight lots, storm and sanitary sewers and roadway.

ROLL CALL OF VOTES – 4 YES 0 NO.

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 – 4 YES 0 NO.

Jon Erdner, Vice Chairperson

Linda Romito, Secretary