

**NORTH STRABANE TOWNSHIP PLANNING AND ZONING COMMISSION PAGE 1**  
**\*\*MINUTES\*\*      May 17, 2010**

The North Strabane Township Planning and Zoning Commission met in regular session on Monday, May 17, 2010 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  
Linda Romito, Secretary  
Bill Franczyk, Member

Absent from this session

Katharine Stayduhar, Member

Also attending this session

Jim Jeffries, Solicitor  
Joseph H. Sites, Engineer  
Paulette M. Moyer, Planning coordinator  
Margaret Householder, Stenographer

APPROVAL OF  
MINUTES OF  
APRIL 12, 2010

Motion by Erdner, seconded by Romito to approve the minutes of the meeting of April 12, 2010.

ROLL CALL OF VOTES – 4 YES 0 NO.

OLD BUSINESS  
NONE

There is no old business this evening.

NEW BUSINESS  
WEAVERTOWN  
WOODLANDS

This is for preliminary and final review of the revised master plan showing a change from 260 units to 275 total units in the development located near the corner of Route 19 and Weavertown Road in an R-3 district.

The following review letter was received from Gateway Engineers, dated April 27, 2010:

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. The purpose of the revised master plan is to adjust the number of townhouses and add the apartment buildings on Sassafras Lane. The previously approved master plan was for the development of 260 units on

a 50 acre parcel under S.1700 of the Zoning Ordinance 154, dated December 1988, at which time the property was in the R-2 zoning district. The revised master plan is for the development of 275 total units as prepared by J. Ripple and Associates, dated April 19, 2010.

All of the comments of our letter of February 3, 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.

Rich Doncals is present for this item. He explained that some of the buildings have been changed and continued that they are trying to accommodate the market and build units that are a bit smaller than proposed, so that is how they are coming up with 275 units, rather than the 260 that were originally proposed.

Sites added the apartments have now been added to the master plan. We still want to do the rental units, but there will be an individual investment group for the apartments. They will strictly be rentals.

Doncals explained there were some changes on Bayberry, with some units being eliminated and others added. We will maintain the minimum distances between buildings.

Moyar asked about the buildings on Bayberry across from Rifgon and Peartree. Those are right up against the building line, and will not be able to have decks. Doncals agreed that a concrete patio on the high side lots, rather than a deck, would be constructed.

MOTION FOR  
APPROVAL OF  
WEAVERTOWN  
WOODLANDS

Motion by Romito, seconded by Franczyk, to recommend approval of the revised master plan for Weavertown woodlands.

ROLL CALL OF VOTES – 4 YES 0 NO.

CONCORD GREEN  
PHASE 2

This is for preliminary and final review of the sixth amended plan showing the as-built conditions of Parcel 14B, units 70-73, located on Woodlawn Drive in an R-3 district.

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

Members of the Commission:

I have reviewed the above referenced plan for Parcel 14-B of the Concord Green PRD development in the R-3 zoning district which shows the as built condition of the foundations for each of the units as prepared by R. Elliott, Inc., revised dated May 6, 2010.

The plan as submitted 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.

MOTION FOR  
APPROVAL OF  
CONCORD GREEN

Motion by Romito, seconded by Erdner to recommend approval of Concord Green Phase 2.

ROLL CALL OF VOTES – 4 YES 0 NO.

MAJESTIC HILLS  
PHASE 2 –  
REVISION 1

This is for preliminary and final review of a revision to lots 78R to create 3 new lots 78RR, 79RR, and 105, located at the corner of Majestic Drive and Forest Lane in an R-2 district.

The following review letter was received from Gateway Engineers, dated May 13, 2010:

Members of the Commission:

We have received and reviewed the above referenced subdivision located at the corner of Forest Lane and Majestic Drive in the R-1 zoning district as prepared by Morris Knowles and Associates dated April 2010. The purpose of this subdivision is to re-subdivide two lots totaling 0.736 acres that were part of the previously approved Phase 2 subdivision and create a third lot from the remnant and 0.153 acres from the residual land of the future adjacent phase.

**NORTH STRABANE TOWNSHIP PLANNING AND ZONING COMMISSION PAGE 4**  
**\*\*MINUTES\*\* May 17, 2010**

All of the comments of our letter of May 3, 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.

MOTION FOR  
APPROVAL OF  
MAJESTIC HILLS  
PHASE 2

Motion by Franczyk, seconded by Romito to recommend approval of Majestic Hills phase 2, Revision 1.

ROLL CALL OF VOTES – 4 YES 0 NO.

OTHER BUSINESS  
OIL AND GAS  
ORDINANCE  
AMENDMENT

The staff recently had a meeting to discuss the proposed amendment to the zoning ordinance regarding oil and gas wells. The original proposal was to permit the wells as a conditional use in the A-1, A-2, R-2 and I-1 districts. Recently, Pat Smider was requested to draft a proposed ordinance to have the wells be a permitted use in the A-1, A-2, R-2 and I-1 districts.

The ordinance includes processing facilities as a conditional use in the I-1 district only.

These drafts will be before you next month for your review. One will propose a permitted use, amending Part 14, and the second will be a conditional use, amending Part 13. The ordinance that proposes a permitted use will have a list of conditions that must be met before a permit would be issued.

Pam Kelly asked if thought has been given to bunkhouses for the employees on well sites, because that is an issue that Cecil Township is facing.

Wintermyer asked about above ground transmission lines and compressor stations.

ADJOURNMENT

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

ROLL CALL OF VOTES – 4 YES 0 NO. The meeting was adjourned at

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7:00 P.M.

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Norma Wintermyer, Chairperson

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Linda Romito, Secretary