

The North Strabane Township Planning and Zoning Commission met in regular session on Monday, August 15, 2011 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

Also attending this session

James Jeffries, Solicitor  
Joseph H. Sites, Engineer  
Paulette M. Moyer, Planning Coordinator  
Margaret Householder, Stenographer

**APPROVAL OF  
MINUTES  
POSTPONED**

Approval of the minutes of the meeting of July 18, 2011 will be postponed, as they are not ready.

**OLD BUSINESS**

There is no old business.

**NEW BUSINESS**  
**MAJESTIC HILLS  
PHASE 4**

This is for review of final subdivision and site plan 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, 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 and storm water management report dated March 2011, 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.

### **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.

Sites commented that all outstanding items have been addressed. The last outstanding item was the planning module, and approval has now been obtained. Preliminary approval was granted in March 2011.

MOTION FOR  
APPROVAL OF  
MAJESTIC HILLS  
PHASE 4

Motion by Romito, seconded by Erdner to recommend final approval of Phase 4 of Majestic Hills.

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.

The meeting was adjourned at 6:38 P.M.

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Jon Erdner, Vice Chairperson

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Linda Romito, Secretary