

NORTH STRABANE TOWNSHIP PLANNING AND ZONING COMMISSION PAGE 1

****MINUTES****

September 27, 2011

The North Strabane Township Planning and Zoning Commission met in special session on Tuesday, September 27, 2011 at 6:00 P.M. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA.

The regular monthly meeting, scheduled for Monday, September 19, 2011, was postponed, due to a lack of quorum.

Attending this session

Norma Wintermyer, Chairperson
Jon Erdner, Vice Chairperson (arrived at 6:05 P.M.)
Linda Romito, Secretary
Bill Franczyk, Member
Katharine Stayduhar, Member

Also attending this session

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

APPROVAL OF
MINUTES OF
JULY 18, 2011

Motion by Romito, seconded by Franczyk, to approve the minutes of the meeting of July 18, 2011.

ROLL CALL OF VOTES – 4 YES, NO.

APPROVAL OF
MINUTES OF
AUGUST 15, 2011

Motion by Romito, seconded by Stayduhar, to approve the minutes of the meeting of August 15, 2011.

ROLL CALL OF VOTES – 4 YES 0 NO.

OLD BUSINESS

There is none.

NEW BUSINESS
MCMURRAY
COOLING AND
HEATING

This is for preliminary and final site plan review of a proposed 21,200 square foot building to be located on Old Dominion Way in an I-1 district.

The following review letter was received from Gateway Engineers, dated September 16, 2011:

Members of the Commission:

We have received and reviewed the preliminary and final site plan application for the development of a 2.24 acre site with a 21,200 square foot building in the I-1 zoning district revised dated September 15, 2011,

as prepared by HMT and Associates.

All of the comments of our letter of September 13, 2011 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.

Jamie Harshman, HMT and Associates, is present, on behalf of the applicant. He offered the following information:

We propose to build on a lot in 84 Commerce Park. This will be a combination warehouse and office. There will be a two story office in the front and warehouse. The storm sewers are a combination of inlets in the paving and rain garden.

The two outstanding items are the NPDES permit from the Conservation District and approval from the Municipal Authority.

Sites stated all his comments have been addressed.

MOTION FOR
APPROVAL OF
MCMURRAY
COOLING AND
HEATING

Motion by Franczyk, seconded by Romito, to recommend preliminary and final approval of a proposed warehouse and office for McMurray Cooling and Heating.

ROLL CALL OF VOTES – 5 YES 0 NO.

SUMMERROOKE
PHASE 6

This is for preliminary review of a 31-lot subdivision located off Poplar Street (Summerbrooke PRD) in an R-3 district.

The following review letter was received from Gateway Engineers, dated September 16, 2011, and refers to this item as well as the next item:

Members of the Commission:

We have received and reviewed the preliminary subdivision and site plan application for the development of 31 lots in the R-3 zoning district on 12 acres. The development was previously approved as part of the Planned Residential Development (PRD) as per Article XII of the Subdivision and

Land Development Ordinance. The following are comments relative to the plan as prepared by PVE Sheffler, revised, dated September 14, 2011:

Subdivision Plan

All of the comments of our letter of September 13, 2011 have been addressed and the subdivision plan is in order for consideration by the Planning Commission.

Site Plan

All of the comments of our letter of September 13, 2011 have been addressed and the subdivision plan is in order for consideration by the Planning Commission.

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. 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.
6. The location of the proposed fire hydrants must be reviewed and approved by the Fire Chief.
7. The plans must be submitted to the Municipal Authority for Review and approval.
8. 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.

There is no one present this evening.

Joe gave the following information: This is Phase 6, coming off Braeburn and continuing to the cul-de-sac. One of my comments was that we prefer not to have the island in the middle of the cul-de-sac, because of maintenance issues. There are notations on the plan that the island will be maintained by the homeowner's association. These are sized for villa lots. There are still outstanding sewage issues to be addressed. The developer is Mr. Janusey, unlike Phase 3, 4, and 5, which is being developed by Mr. Caste and Mr. Welsch, known as JonnaGold Partners, formerly Muse-Bishop Partners.

Joe continued Mr. Janusey came out of bankruptcy and retained this portion of the property. The other portions, Phase 3, 4, and 5 have been surrendered to Mr. Taylor, who sold to Mr. Welsch and Mr. Caste.

Romito asked if the developers are working together to develop these last phases. Joe stated there is a legal document in place, which spells out the pre-existing conditions that Mr. Janusey must still fulfill. Those improvements include the storm sewer on Locust Street and also the widening. He had posted a bond for completion.

The unofficial homeowner's association representatives have asked questions about some minor issues, including a walking trail and whether it could be moved, who's responsible for the hillside above Rahal if there should be a slide. We tried to answer their questions the best we could.

MOTION FOR
PRELIMINARY
APPROVAL FOR
SUMMERBROOKE
PHASE 6
SUBDIVISION

Motion by Romito, seconded by Erdner, to recommend preliminary approval for the subdivision of 31 lots in the Summerbrooke Plan, Phase 6.

ROLL CALL OF VOTES – 5 YES 0 NO.

SUMERBROOKE
PHASE 6

This is for preliminary site plan review consisting of 31 single family lots off Poplar Street in an R-3 district.

Joe stated there is nothing new to report on this. It is in order for

preliminary approval.

MOTION FOR
APPROVAL OF
SUMMERBROOKE
PHASE 6 SITE
PLAN

Motion by Erdner, seconded by Romito to recommend approval of the Summerbrooke Phase 6 site plan.

ROLL CALL OF VOTES – 5 YES 0 NO.

JACK AND RENEE
CHESNIC REZONE

This is for review and recommendation of an application to rezone 7.398 acres from R-3 to C-1 for the purpose of developing multi-family dwellings. This property is located on Chesnic Drive off Hill-Church-Houston Road.

Jack and Renee Chesnic are present on their own behalf this evening.

Wintermyer noted we have received a letter from Dennis P. Popojas, the attorney representing the Chesnics, which states the Chesnics are willing to place a restrictive covenant on the 7+ acre parcel and limit its use to multi-family housing.

Moyar gave the following information: This is a piece of property of 7+ acres, in the middle of two dead-end portions of Chesnic Drive. There is multi-family around the property, including the townhouses Lane McFarland constructed on one side, and single family on the other. There are also apartments nearby, and the Sandy Brae development.

Mr. Popojas was not able to be here for this meeting.

Moyar continued the only zoning districts which permit multi-family are in an R-3 district, with 30 acres or more, as a conditional use, or they are a use by right in the C-1 district, with less than 30 acres.

The Chesnics intend to connect the two dead-end portions of Chesnic Drive. There is an existing home on the parcel to be subdivided, which will be separated out on its own parcel.

Moyar commented on the recent request of Joseph DeNardo for a rezone, which was denied. She suggested the Planning Commission include in its motion a reason for recommend approval, or disapproval, as the case may be.

Mrs. Chesnic commented they are anticipating approximately 30 townhomes. She continued that connecting the two portions of Chesnic Drive makes sense, because of limited emergency access that currently exists.

Sites commented in his opinion, as compared to other applications we have had for rezone from R-3 zoning to C-1, in this case, it appears to be a continuation of what currently exists. This is more conducive to the neighborhood.

Wintermyer commented that perhaps the Supervisors would like to take the townhouses out of the C-1 district.

MOTION FOR
CHESNIC REZONE
REQUEST

Motion by Stayduhar, seconded by Wintermyer that we grant this because of the letter received from the attorney for the Chesnics regarding the restrictive covenant to be placed on the property. The letter is dated June 20, 2011 and was received by the Township Solicitor on September 26, 2011. Another reason to recommend approval of this rezone request is that their plan for said property actually fits into what is already in the surrounding area.

ROLL CALL OF VOTES – 5 YES 0 NO.

ADJOURNMENT

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

ROLL CALL OF VOTES – 5 YES 0 NO.

The meeting was adjourned at 6:30 P.M.

Norma Wintermyer, Chairperson

Linda Romito, Secretary