

The North Strabane Township Board of Supervisors held a Special Meeting – Public Hearing Tuesday, November 15, 2011, at 7:00 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

Stephen Motzer, Chairman
William Brooks, Vice-Chairman
Robert Balogh, Supervisor
Jeff Stanley, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary
Jim Jeffries, Solicitor
Joe Sites, Engineer
Paulette Moyar, Planning Coordinator
Deanna Kelly, Stenographer

Public Hearing to Rezone 32.6 Acres on Route 19 As advertised, we will have a public hearing on an application of Darryl Price, 751 Glenn Street, Washington, PA 15301 and Amy Jo Mary, 863 Vance Drive, Canonsburg, PA 15317 to rezone approximately 32.6 acres located on Route 19 from C-2 (regional commercial) and R-2 (suburban residential) to C-1 (highway commercial).

Mr. Jeffries At this time, I would like to enter the following exhibits into the record. Exhibit A is the application by Darryl Price and Amy Jo Mary with all the attachments. Exhibit B is correspondence from the Washington County Planning Commission stating there are no comments with regards to the proposal. Exhibit C is proof of advertising with regards to tonight's hearing. Exhibit D is the minutes from the North Strabane Township Planning Commission dated October 17, 2011, which will reflect the Planning Commission's recommendation for approval of the rezone.

I would like to call forward Mr. Price and anybody that is going to testify. Raise your right hand. Mr. Jeffries swore them in.

Mr. Dempster Michael J. Dempster, with the law firm Houston Harbaugh, 401 Liberty Avenue, Pittsburgh, PA 15222.

Michael J. Demster. I represent Washington Investments which is the proposed buyer of this property if the rezoning is approved. They are currently involved in a development of 14 acres that is adjacent to this property. They have interest in principally constructing 180 to 220 apartments. My clients believe it is a better use of the property, it will be good for the community, and there is a need for apartments in this area. The 32 acres would be predominated with garden apartments. Your zoning is such that C-1 really is the zoning that is required for the garden apartments.

Mr. Jeffries Any questions of this witness from any members of the Board?

Mr. Motzer The commercial lots that front Route 19, what is planned for those lots?

Mr. Dempster There are no definitive plans at this time.

Mr. Siffrinn Do you have an idea what the unit cost of the garden apartments would be?

David Beafore, from Washington Investments, the developer on this project.

Mr. Beafore The apartments will go for anywhere between \$80,000 to 120,000 per unit. It depends if it is a one bedroom or two bedrooms, and some have garages. We have done these apartments in West Virginia. He presented the Board with pictures.

Mr. Jeffries Exhibit E will be entered into the record, which are pictures of current apartments.

Mr. Motzer Are these the closest to North Strabane so we can get some representation of what they look like?

Mr. Beafore Yes.

Mr. Jeffries Any further questions form the Board?

Mr. Motzer No.

Public Comments None.

Remarks From Supervisors None.

Adjournment All business being concluded, the special meeting adjourned at 7:10 PM.

Stephen C. Motzer, Chairman

Frank R. Siffrinn, Manager-Secretary

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