

**AGENDA**  
**NORTH STRABANE TOWNSHIP BOARD OF SUPERVISORS**  
**LEGISLATIVE MEETING**  
**MAY 29, 2018**  
**7:00 P.M.**

1. **Call Meeting to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Public Comments.**
5. **Approval of Minutes of April 17, 2018 Special Meeting – Conditional Use Hearing (Walnut Grove conservation subdivision).**
6. **Approval of Minutes of May 1, 2018 Legislative Meeting.**
7. **Approval of Minutes of May 22, 2018 Non-Legislative Meeting.**
8. **Solicitor’s Report.**
9. **Engineer’s Report.**
10. **Manager’s Report.**
11. **UNFINISHED BUSINESS:**
  - A. **Any unfinished business.**
12. **NEW BUSINESS:**
  - A. **Approve/reject the preliminary and final lot consolidation plan of Timothy Rodgers for a two lot consolidation located along Thomas Road in an R-2 Zoning District.**
  - B. **Approve/reject the preliminary and final site plan of a 5,500sq. ft. addition to the existing Casco USA building, located at 370 Meadowlands Boulevard in an I-1 Zoning District.**

C. **Approve/reject Magnolia Ridge final subdivision and site plan reflecting 50 single family lots and residual property consisting of 17.479 acres in an R-3 district.**

D. **Approve/reject the following amendments to the pending zoning ordinance:**

i. **Conservation Subdivision Buffer Area Requirements §1302.18.P**

**A buffer area of open space shall be located at the perimeter of the development. A minimum twenty-five (25) foot wide buffer area shall be provided around the perimeter of the site to act as a visual screen. Per every forty (40) lineal feet of perimeter, the buffer shall contain a combination of one (1) deciduous tree having a caliper of not less than three (3) inches, at the diameter at breast height, and two evergreen trees having a height of not less than eight (8) feet at a time of planting, plus five (5) shrubs per forty (40) linear feet of perimeter. Trees and shrubs shall be creatively planted within the twenty-five (25) foot buffer area to include linear, staggered and/or clustering placement of shrubs.**

**Existing trees four (4) inches and greater measured from a point four and one half (4.5) feet above ground level in accordance with the DBH standard shall be credited to the required buffer area planting at the following ratio: two (2) proposed tree for each one (1) existing trees.**

ii. **Addition to §201 Particular Meanings: Diameter at breast height (DBH):** a standard method of expressing the diameter of the trunk or bole of a standing tree. DBH is one of the most common dendrometric measurements. A tree's diameter is used to describe the tree's size, calculate its fertilizer requirements and determine the tree's potential value as a source of wood. To ensure uniformity, the diameter of a tree is always measured at a set height, 4.5 feet off the ground.

iii. **Addition to §1418. Off-site Vehicle Inventory Storage.**

**A. There shall be no sales activity off-site associated with vehicle inventory stored off-site.**

**B. A formal agreement between the landowner where off-site vehicle storage is being conducted and the owner of the**

vehicle sales use shall be submitted to the Township for record and references.

- C. Any other permit requirements associated with off-site vehicle inventory storage shall apply.**
  - D. Off-site Vehicle Inventory Storage shall only be Permitted within zoning districts that permit Vehicle Sales as a permissible land use.**
  - E. All off-site vehicle storage lots must comply with the Township parking requirements for space size and aisle width.**
  - F. Any lighting applicable to the off-site vehicle inventory storage area shall be presented as part of a Photometrics Plan applicable to the lot. Lighting levels shall not exceed the maximums as otherwise defined by this Ordinance.**
  - G. Property maintenance standards applicable to the lot shall apply to any area utilized for off-site vehicle inventory storage.**
  - H. All vehicle inventory shall be in operable condition; no storage of junk or abandoned vehicles shall be permitted to occur.**
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- E. Approve/reject consideration of a conditional use application for the proposed Walnut Grove Conservation Subdivision reflecting 29 single family lots to be located east of the intersection of Thomas Road and Ross Road in an R-2 district.**
  - F. Approve/reject consideration of the proposed preliminary Walnut Grove Conservation Subdivision reflecting 29 single family lots to be located east of the intersection of Thomas Road and Ross Road in an R-2 district.**
  - G. Approve/reject an application submitted by Amy and William Price to rezone the rear portion of property Parcel I.D. # 520-013-00-00-0001-13, approximately 0.72 acres, of the total 5.5142 lot, located on Washington Road from R-3 (High-Density Residential District) to C-1 (Commercial District).**

- H. Approve/reject a motion to authorize the Solicitor to file a petition to intervene in the event Chartiers Township files a motion for injunctive relief and complaint and declaratory judgement against CHJA and to share with participating municipalities and authorities in the expense to retain an expert and conduct an independent review and analysis concerning the basis for the rate increase.**
- I. Approve/reject authorizing the Manager to enter into a five (5) year Oil and Gas Lease with Range Resources for Township owned property at 430 Johnson Road. Terms include a royalty payment of 18% and initial payment of \$2,500/mineral acre**
- J. Approve/reject advertising Ordinance No. 376 an Intergovernmental Cooperation Agreement between the Township, Chartiers Township, Union Township and other entities who enter into said agreement.**
- K. Approve/reject authorizing the Manager to enter into an Intergovernmental Cooperation Agreement per Ordinance No. 376.**
- L. Approve/reject approving a reduction in the Bonding for Improvements at the Indian Ridge Development in the amount of \$51,926.25 (\$111,309.00 to \$59,382.75).**
- M. Approve/reject authorizing the Manager to change the Township cellular telephone and data plans to AT&T Firstnet Program from Verizon and Sprint.**
- N. Approve/reject consideration to hire a Planning Coordinator at a prorated salary \$60,000 and a start date of June 18, 2018.**
- O. Approve/reject authorizing the Manager to invest Township Funds.**
- P. Approve/reject authorizing the Manager to engage with Civic Plus to provide a new Township website, parks & recreation software, paperless meeting/agenda software, and an emergency alert system.**
- Q. Approve/reject accepting the resignation of William A. Brooks from the Parks & Recreation Board.**

- R. Approve/reject appointing Jennifer Trottier to the Parks & Recreation Board to fill the unexpired term of William A. Brooks**
  - S. Approve/reject appointing a Building Committee consisting of Rob Balogh, Neil Kelly, and Andrew Walz**
  - T. Approve/reject authorizing the Manager to schedule a Board to Board meeting with Canonsburg Borough Council.**
  - U. Approve/reject scheduling a Hearing for adoption of the new Zoning Ordinance.**
  - V. Approve/reject awarding Township Building Maintenance Services.**
- 13. Correspondence.**
  - 14. Approval of May 2018 Bill List.**
  - 15. Public Comments.**
  - 16. Remarks from Supervisors.**
  - 17. Adjourn.**