

**NORTH STRABANE TOWNSHIP
PLANNING COMMISSION
MONDAY, OCTOBER 15, 2018
AGENDA**

1. **CALL MEETING TO ORDER AT 5:30 P.M.**
2. **ROLL CALL**
3. **PUBLIC COMMENTS**
4. **APPROVAL OF MINUTES:** All Planning Commission members received copies of the minutes from the September 17, 2018 meeting for their review.
 - A. Any corrections, additions or comments.
 - B. Call for a motion to approve the minutes of the September 17, 2018 meeting.
5. **NEW BUSINESS**
 - A. **CONDITIONAL USE REQUEST DANCE STUDIO AT 206 ALEXANDER AVENUE HAS BEEN TABLED AT THE REQUEST OF THE APPLICANT.**
 - B. **GREENWOOD VILLAGE – APPLICATION FOR FINAL SUBDIVISION AND SITE PLAN REVIEW OF PHASES 2 AND 3A, CONSISTING OF 41 TOWNHOUSES IN PHASE 2 AND 26 TOWNHOUSES IN PHASE 3A, LOCATED ON GREENWOOD DRIVE IN AN R-3 ZONING DISTRICT.**
 - C. **MYERS WELL SERVICE – PRELIMINARY SITE PLAN APPROVAL FOR EQUIPMENT STORAGE YARD LOCATED AT 36 INDUSTRY DRIVE IN AN I-1 ZONING DISTRICT. A SPECIAL EXCEPTION WAS GRANTED ON SEPTEMBER 5, 2018 FOR THE EQUIPMENT STORAGE YARD. AFTER FURTHER CONSIDERATION, AN APPLICATION FOR CONDITIONAL USE APPROVAL MUST BE OBTAINED FOR A TRUCK STAGING AREA FOR THE OIL AND GAS INDUSTRY.**
 - D. **FOUR STARS PIPE AND SUPPLY – PRELIMINARY SITE PLAN APPROVAL FOR A 9,000 SQUARE FOOT FLEX BUILDING ON 10.16 ACRE PARCEL LOCATED ON ROUTE 519 IN AN I-1 DISTRICT. PREVIOUSLY AN OFFICE AND WAREHOUSE BUILDING WAS CONSTRUCTED ON THE LOT. THIS CREATES A SECOND PRINCIPAL USE ON THE EXISTING PROPERTY. IT IS OUR RECOMMENDATION THAT THE PROPERTY BE SUBDIVIDED OR AN APPLICATION FOR CONDITIONAL USE FOR PLANNED INDUSTRIAL PARK BE FILED.**
 - E. **LAUREL COMMUNITIES – PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR A TWO LOT SUBDIVISION LOCATED ON MCDOWELL LANE IN AN R-3 ZONING DISTRICT. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE TWO SEPARATE PARCELS FOR DEVELOPMENT AS A NON-FAMILY TYPE 1 FACILITY AND A MULTI-FAMILY DEVELOPMENT.**
 - F. **LAUREL COMMUNITIES – CONDITIONAL USE APPLICATION FOR A NON-FAMILY TYPE 1 FACILITY, CONSISTING OF 130 INDEPENDENT LIVING UNITS, 24 MEMORY CARE UNITS AND 48 UNITS OF ASSISTED LIVING, LOCATED ON A 34.47 ACRE PARCEL ON MCDOWELL LANE IN AN R-3 ZONING DISTRICT.**

G. LAUREL COMMUNITIES – CONDITIONAL USE APPLICATION FOR A MULTI-FAMILY DEVELOPMENT CONSISTING OF 52 TOWNHOUSE UNITS, LOCATED ON A 34.47 ACRE PARCEL ON MCDOWELL LANE, VALLEY VIEW DRIVE AND MEADOW VIEW DRIVE IN AN R-3 ZONING DISTRICT.

6. FOR INFORMATIONAL PURPOSES

A. FOREST VIEW – INFORMATIONAL REVIEW OF A CONSERVATION SUBDIVISION CONSISTING OF 46 SINGLE DWELLINGS, LOCATED ON LOCUST STREET IN AN R-2 ZONING DISTRICT.

B. LAKEVIEW VILLAGE – INFORMATIONAL REVIEW OF A MULTI-FAMILY DEVELOPMENT, CONSISTING OF 88 APARTMENT UNITS AND 41 RENTAL TOWNHOUSES LOCATED ON A 9.12 ACRE PARCEL ON MCDOWELL LANE IN AN R-3 ZONING DISTRICT.

7. ANY OTHER BUSINESS

8. ADJOURNMENT.

**ANYONE WISHING TO SPEAK DURING THIS MEETING MUST USE THE
HANDHELD MICROPHONE AND STATE YOUR NAME AND ADDRESS FOR THE
RECORD. THANK YOU**