

NORTH STRABANE TOWNSHIP PLANNING COMMISSION

MINUTES March 19, 2018

	<p>The North Strabane Township Planning Commission met in regular session on Monday, March 19, 2018, at 5:30 PM at the Municipal Building located at 1929 Route 519, Canonsburg, PA 15317</p> <p><u>Attending This Session:</u> Jeffrey DePaolis, Chairman Diane Balogh, Vice-Chair Michael Kelly, Secretary Barry Crumrine, Commission Member</p> <p><u>Absent:</u> Kandi Jablonski, Commission Member</p> <p><u>Also Attending This Session:</u> Gary Sweat, Township Solicitor Joe Sites, Township Engineer Margaret Householder, Planning Coordinator Colleen Mellor, Stenographer</p>
<p><u>PUBLIC COMMENTS:</u></p> <p><u>APPROVAL OF MINUTES:</u> February 19, 2018</p> <p><u>OLD BUSINESS:</u></p> <p><u>NEW BUSINESS:</u> RANGE RESOURCES-AMEND CONDITIONAL USE</p> <p>LEGACY PARK – FINAL SUBDIVISION APPROVAL FOR PHASE 1, CONSISTING OF 63</p>	<p>The new Township Manager, Andrew Walz, introduced himself to the planning commission members and the public.</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve the minutes of the February 19, 2018 meeting.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p> <p>None.</p> <p>Range Resources – Amend Conditional Use application for storage of re-use water on Martin property, located at 520 Linden Creek Road in an A-2 zoning district, for use at Jeffries site, located at 257 Ross Road in an A-2 Zoning District. An email was submitted by Jocelyn Grecco of Range Resources requesting item to be tabled.</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to table new business item 6 A. Range Resources.</p> <p><u>ROLL CALL OF VOTES: 4 YES –0 NO</u></p> <p>Legacy Park – Final Subdivision approval for phase 1, consisting of 63 townhouses on 10 lots along Route 519 in the C-1 Zoning District. The following letter was submitted by Gateway Engineers dated: March 14, 2018</p> <p>North Strabane Township</p>

<p>TOWNHOUSES ON 10 LOTS ALONG ROUTE 519 IN THE C-1 ZONING DISTRICT.</p>	<p>Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Legacy Park Plan of Lots-Phase 1-Subdivision and Site Plan Route 519- C-1 Zoning District</p> <p>Members of the Commission:</p> <p>We have received and reviewed the Phase 1 subdivision and site plan for the proposed land development of 31.729 acres in the C-1 Highway Commercial District/Town Center Overlay district along Route 519. The improvements to the site propose the construction of 63 townhouses on 10 lots. The plan as submitted with the multi-family housing is a permitted use in the C-1 zoning district. The following are comments relative to the Phase 1 subdivision dated October 2018 revised dated February 7, 2018 and site plan dated October 2017 revised dated February 7, 2018 both as prepared by Wind Ridge Engineering:</p> <p><u>Subdivision Plan</u> All of the comments of our letter of November 10, 2017 have been addressed and the subdivision plan is in order for consideration.</p> <p><u>Site Plan</u> All of the comments of our letter of November 10, 2017 have been addressed and the subdivision plan is in order for consideration.</p> <p>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.</p> <p>If you have any questions, please contact me.</p> <p>Sincerely, THE GATEWAY ENGINEERS, INC. Joseph H. Sites, P.E. Township Engineer</p> <p>Margaret stated she sent in the planning module.</p>
<p>MOTION TO APPROVE LEGACY PARK – FINAL SUBDIVISION FOR PHASE 1</p>	<p>A motion was made by Michael Kelly and seconded by Barry Crumrine to approve Legacy Park – final subdivision for Phase 1.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
<p>LEGACY PARK – FINAL SITE PLAN</p>	<p>Legacy Park – Final Site Plan approval for Phase 1, consisting of 63 townhouses on 10 lots along Route 519 in the C-1 Zoning District.</p>

<p>APPROVAL FOR PHASE 1, CONSISTING OF 63 TOWNHOUSES ON 10 LOTS ALONG ROUTE 519 IN THE C-1 ZONING DISTRICT.</p>	<p>Joe Sites stated all comments of the letter of November 10, 2017 have been addressed. Jeffrey confirmed they do have an HOP from PennDOT. Jeffrey asked if the HOP approval only covered Phase I. Joe stated it only covers Phase I because when they come down to 519 they will have to get it amended.</p>
<p>MOTION TO APPROVE FINAL SITE PLAN FOR LEGACY PARK.</p>	<p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve final site plan for Legacy Park in the C-1 Zoning District.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
<p>DICIO STREET DEVELOPMENT – PRELIMINARY AND FINAL APPROVAL FOR A TWO LOT SUBDIVISION LOCATED AT DICIO STREET AND MITCHELL DRIVE IN THE R-3 ZONING DISTRICT.</p>	<p>DiCio Street Development – preliminary and final approval for a two lot subdivision located at DiCio Street and Mitchell Drive in the R-3 Zoning District. The following letter was submitted by Gateway Engineers dated: March 14, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: DiCio Street Subdivision No. 1- DiCio Street Development DiCio Street and Mitchell Drive</p> <p>Members of the Commission:</p> <p>We have received and reviewed the application for the subdivision of one lot totaling .417 acres in the R-3 zoning district to create two (2) new parcels. Prior to the subdivision being prepared, the applicant obtained a variance for the lot size and width from the zoning hearing board. This reduced the lot width to a minimum of 65 feet and the lot size to a minimum of 8,700 S.F.</p> <p>The plan as prepared by HMT and Associates dated February 19, 2018 is in order for consideration for approval by the planning commission.</p> <p>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.</p> <p>If you have any questions, please contact me.</p> <p>Sincerely, THE GATEWAY ENGINEERS, INC.</p>

<p>MOTION TO APPROVE DICIO STREET DEVELOPMENT – PRELIMINARY AND FINAL FOR A TWO LOT SUBDIVISON</p> <p>CREEKSIDE CROSSING – PRELIMINARY AND FINAL APPROVAL FOR A TWO-LOT SUBDIVISION</p>	<p>Joseph H. Sites, P.E. MBA Township Engineer</p> <p>A motion was made by Michael Kelly and seconded by Diane Balogh to approve preliminary and final two lot subdivision at DiCio Street and Mitchell Drive.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p> <p>Creekside Crossing – preliminary and final approval for a two-lot subdivision located within phase 2A of the plan, on Thomas-84 Road in an R-2 zoning district. The purpose of this subdivision is to build a model home. The following letter was submitted by Gateway Engineers dated: March 19, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Creekside Crossing -Phase 2A - Lots 247 and 248 - R-2 Zoning District - Subdivision Thomas Eighty-Four Road</p> <p>Members of the Commission:</p> <p>We have received and reviewed the preliminary and final application for the subdivision of two (2) lots totaling 0.51 acres with a residual 39.24-acre parcel in the R-2 zoning district as a Conservation Subdivision which is a conditional use per §701(B)1 b subject to §1303.17 as prepared by PVE Engineering dated February 19, 2018 revised dated March 19, 2018. The purpose of this subdivision is to create the two (2) lots for the construction of two model homes prior to the completion of side improvements and recording of the entire phase.</p> <p>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.</p> <p>Sincerely, THE GATEWAY ENGINEERS, INC. Joseph H. Sites, P.E. Township Engineer</p>
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	<p>Terry Bove stated Creekside Crossing is an approved Master Plan with 168 home sites. The plan for recording has been executed at the Township and will be recorded at a later date when they bond the roads. Phase I and Phase II is approximately 300,000 cubic yards of dirt. It is a big project. It will take 3 to 4 more months to prepare the site. As a result, they are requesting the ability to subdivide 2 lots as you come in to the subdivision, lot 248 to start a model home.</p> <p>Terry stated no building permits will be issued until the approved sewage facility is in place. We do have all of the permits and the module approvals for the actual sanitary connection. It is less than 100 feet.</p> <p>It is a simple 2 lot subdivision to enable the builder to get started on the model home. Gary asked Joe if any bond would be required for any improvements connected to these 2 lots that ultimately would be turned over and accepted by the township. Joe responded there will be a storm sewer at the entrance of Thomas 84 and eventually the road will be turned over to the Township. We are not accepting them at this time. Look at this as a private lane.</p> <p>Garry asked Terry if they will start building the homes before the sewer connection is in. Terry stated the homes would start in 30 days. That would give the ability prior to the issuance of the building permit to put a paved surface and connect to the sanitary sewer. It would be done prior.</p> <p>Jeffrey asked why the second lot in. Terry replied the builder uses the first lot for parking.</p> <p>Gary asked if the developer owns the house or do they sell it for investment. Terry responded the builder would own the house.</p>
<p>MOTION TO APPROVE CREEKSIDE CROSSING- THOMAS 84 ROAD PRELIMINARY & FINAL SUBDIVISION</p>	<p>A motion was made by Diane Balogh and seconded by Michael Kelly to approve preliminary and final Creekside Crossing two lot subdivision on Thomas 84 Road.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
<p>CONSIDERATION OF THREE PROPOSALS FOR REZONING TO BE INCLUDED IN THE PENDING ZONING MAP</p>	<p>Consideration of three proposals for rezoning to be included in the pending zoning map, as follows:</p> <ul style="list-style-type: none"> a. A parcel owned by Maronda Homes, located on Houston-Hill Church Road. This parcel was previously rezoned to C-1, but the pending map shows it as R-3 zoning. b. A parcel owned by Century Equities located on Morganza Road currently zoned I-1. A request has been made to change the zoning to C-1 zoning. c. A parcel owned by Marianne McCann, located on Route 19 in an R-3 zoning district. A request has been made to change the zoning to C-1 zoning. <p>The following letter was submitted from Environmental Planning & Design, LLC dated March 16, 2018:</p>

North Strabane Township
 c/o Ms. Margaret Householder
 1929 Route 519
 Canonsburg, PA 15317

Dear Ladies and Gentlemen,

Environmental Planning & Design, LLC, at request of North Strabane Township, reviewed the following rezoning/map adjustment requests associated with the Township of North Strabane Zoning Ordinance and Zoning Map:

1. Parcel 520-014-00-00-0050-00. Located in the R-3 High-Density Residential District, the property owner has requested the rezoning of said parcel to C-1 Highway Commercial District. The parcel, as identified by the Washington County online parcel information, is currently holding the designation of “Clean and Green” under the Pennsylvania Farmland and Forest Land Assessment Act. This Act states that properties must be enrolled in one of the following categories: Agricultural Use, Agricultural Reserve, or Forest Reserve. These uses are most commonly not located with commercially-oriented districts. The Township’s Zoning Ordinance permits forestry within each zoning district, but the purpose of that use is generally geared toward the utilization and/or harvesting of forest species – an opposite activity of the forest ‘reserve’ use. Based upon this designation as well as the parcel’s topography, vehicular accessibility (currently from Locust Drive and the Township’s Comprehensive Plan future land use plan (Moderate-High Intensity Residential), it is recommended that the zoning remain as currently classified (R-3).
2. Stemming from February 2018 Planning Commission meeting discussion and Township Staff review considerations, EPD considered the Century Equities’ rezoning request for property at the corner of Morganza Road and Curry Avenue. In evaluating this request in context of surrounding parcel configuration and current land uses, EPD would support that the zoning for the area between Chartiers Creek and Morganza Road be C-1 (changing from I-1 as currently proposed).

If you have any questions, please let us know.

Sincerely,
 Carolyn Yagle, AICP, PLA
 Associate

Item F-a. There was discussion on a parcel owned by Maronda Homes located on Houston Hill Church Road. This was resolved with the consultant but Gary would like a motion from the Planning Commission to support the correction in the erroneous zoning. Jeffrey confirmed it was rezoned C-1, the map showed as R-3 but it would continue as C-1 under the revised zoning map.

<p>MOTION TO APPROVE THE REZONE CORRECTION OF MARONDA HOMES PARCEL ON HOUSTON HILL CHURCH ROAD AS C-1.</p>	<p>A motion was made by Diane Balogh and seconded by Barry Crumrine to approve the parcel owned by Maronda Homes located on Houston Hill Church Road which was previously rezoned as C-1 and then erroneously documented on the pending zoning map as R-3, confirming that this is in fact a C-1 rezone.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
<p>MOTION TO APPROVE CENTURY EQUITIES-MORGANZA RD REZONE TO C-1</p>	<p>Item F-b. A parcel owned by Century Equities located on Morganza Road. Joe Fello of GAI Consultants attended as a follow up from last meeting. It is presently I-1 and they are requesting to be changed to C-1. They are hoping to attract tenants that would fit the C-1 zoning. Joe Sites stated it would be more conducive to the area of commercial.</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve a parcel owned by Century Equities located on Morganza Road currently zoned I-1 to change the zoning to C-1 zoning, as per the recommendation from the Environmental Planning & Design consultant letter dated 3/16/18 in support of the rezone to C-1.</p> <p><u>ROLL CALL OF VOTES: 3 YES – 1 NO (D. Balogh)</u></p>
<p><u>ADJOURNMENT:</u></p>	<p>Item F-c. A parcel owned by Marianne McCann, located on Route 19 in an R-3 zoning district. A request has been made to change the zoning to C-1 zoning. Margaret stated as represented by the realtor previously, the reason for the request for a rezone would be for marketing purposes to sell to a potential commercial use as opposed to R-3. Joe stated it is all uphill property and it is heavily wooded. It is all R-3 in that area currently. Joe also pointed out as Jeffrey had mentioned there are improvements for the cloverleaf of 19 and 519 and this would just add to it.</p> <p>A motion was made by Michael Kelly and seconded by Diane Balogh to deny the request the rezone from R-3 to C-1 parcel of property owned by Marianne McCann on Route 19.</p> <p><u>ROLL CALL OF VOTES: 3 YES – 0 NO – 1 Abstain (B. Crumrine)</u></p> <p>There was no other business to discuss. Diane Balogh made a motion and Barry Crumrine seconded to adjourn the meeting at 6:05 PM.</p>
	<p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p> <p>_____ Jeffrey DePaolis, Chairperson</p> <p>_____ Michael Kelly, Secretary</p>