

	<p>The North Strabane Township Planning Commission met in regular session on Monday, July 16, 2018, 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> June 18, 2018</p> <p><u>OLD BUSINESS:</u> WALNUT GROVE – FINAL SUBDIVISION & SITE PLAN FOR PROPOSED CONSERVATION SUBDIVISION-TABLED.</p> <p>MOTION TO TABLE WALNUT GROVE</p> <p>PROPOSED AMENDMENT TO GRADING ORDINANCE/ CONNECTION OF ALL ROOF</p>	<p>None.</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve the minutes of the June 18, 2018 meeting.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p> <p>Walnut Grove – final subdivision and site plan approval of the conservation subdivision consisting of 29 single family dwellings on a 23.1-acre parcel located on Thomas Road in an R-2 Zoning district has been tabled. Conditional use approval was granted on May 22, 2018. Gary suggested the motion reference that it was tabled with a letter dated July 11, 2018 from Victor Wetzel & Associates.</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to table the Walnut Grove final subdivision site plan referencing letter to the Township dated July 11, 2018 from Victor Wetzel & Associates.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p> <p>Review of proposed amendment to grading ordinance regulating maximum permissible slope and requirement to connect all roof drains to storm sewer has been tabled.</p> <p>Margaret stated they wanted some additional time to get the information to the Planning Commission members.</p>

<p>DRAINS TO STORM SEWER HAS BEEN TABLED.</p> <p>MOTION TO TABLE PROPOSED AMENDMENT TO GRADING ORDINANCE AND REQUIREMENT TO CONNECT ALL ROOF DRAINS.</p> <p><u>NEW BUSINESS:</u> DALESSANDRO CONSOLIDATION LOCATED AT 857 LINDEN ROAD IN THE A-2 ZONING DISTRICT.</p>	<p>A motion was made by Michael Kelly and seconded by Barry Crumrine to accept tabling the review of the proposed amendment to the Grading Ordinance regulating maximum permissible slope and requirements to connect all roof drains to storm sewer.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p> <p>Dalessandro consolidation – preliminary and final approval for a consolidation of lots 3 and 4 totaling 2.224 acres located at 857 Linden Road in the A-2 zoning district. The following letter was submitted by Gateway Engineers dated: July 12, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Dalessandro Lot Consolidation Linden Road – A-2 Zoning District</p> <p>Members of the Commission:</p> <p>We have received and reviewed the preliminary and final application for consolidation of two (2) lots totaling 2.224 acres in the A-2 zoning district. The following are comments relative to the plan as prepared by Richard D. Feryok dated July 5, 2018;</p> <ol style="list-style-type: none"> 1. The plan must be signed and sealed by the preparer. This comment has been addressed. 2. A north arrow must be added to the plan. This comment has been addressed. 3. A summary of the areas of the lots to be consolidated must be shown on the plan. This comment has been addressed. 4. Building ties for the existing buildings in two (2) directions must be shown on the plan. This comment has been addressed.
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<p>THE AMENDED PLAN NO. 2</p>	<p>July 12, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Amended Subdivision No. 2 -The Enclave at Concord Green Azalea Court and Lilly Lane</p> <p>Members of the Commission:</p> <p>We have received and reviewed the application for the amended subdivision plan for Lots 2 and 6 in the Enclave at Concord Green residential land development located in the R-3 zoning district as prepared by Sperdute Land Surveying dated June 20, 2018.</p> <p>The plan is in order for consideration for approval.</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., MBA Township Engineer</p>
<p>MOTION TO APPROVE THE ENCLAVE AT CONCORD GREEN– PRELIMINARY AND FINAL APPROVAL OF THE AMENDED PLAN NO. 2</p>	<p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve the preliminary and final of the amended plan No. 2, a re-subdivision of lot 2 to create lots 2A, 2B, 2C and 2D located on Lilly Lane, and lot 6 to create lots 6A, 6B, and 6C located on Azalea Court.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
<p>OTHER BUSINESS:</p>	<p>Gary Sweat asked the Chairman to go back to item 5B for discussion. Gary stated he is not sure if we are on the same page-is that supposed to be tabled? His understanding of the discussion with the supervisors was we needed to get something of record at least as a pending ordinance in order to establish some requirement. As it stands right now someone can go in, do a 2 to 1 slope without a geotechnical. Joe had recommended something less than a 3 to 1. Two members felt strongly about 3 to 1. The compromise was 3 to 1 and advertise as a pending ordinance. Gary stated an ad was run indicating that the proposed amendment to both the grading ordinance as well as the subdivision and land development</p>

<p>MOTION TO REOPEN ITEM 5B-PROPOSED AMENDEMENTS</p>	<p>requires 2 access points to developments with more than 50 units was going to be considered by the board for adoption as a pending ordinance at the July 24th legislative meeting. This ad invites public comment. Gary stated if you look at the pending ordinance rules the key characteristics to qualify is it has to be a public announcement with the intention of the Township to amend or pass an ordinance and a draft of the proposed amendment be available for public inspection. In other words, that there be advertising of the Township’s intention to do that and that a special hearing for the public wherein it is permitted to have the opportunity to comment. Gary thinks that is where we have teed it up. There has been a motion, the amendment has been prepared, it has been advertised, and Supervisors will receive public comment on the 24th.</p> <p>Gary stated the drafts we have in front of us we at least want to go with, so that at least creates the pending. The very next day someone is required to meet the 3 to 1 geotechnical soil requirement. The position of the board was they will continue to look at this. They want to get something on record now because of the slides and the flooding. At a very minimum the 2 to 1 should require a geotechnical certification and we do not have that. There have been meetings with the Conservation District and Joe’s office and Margaret. Joe made his recommendation and the board wanted to go stricter than that.</p> <p>It is not a land use. The Planning Commission does not have to take any action on it. Just so the record is clear, that is how it is coming back up on the 24th and for Joe to come back with more information.</p> <p>According to Joe, Andy stated to have it ready for August. Gary responded let’s at least get something for the record. Then we can do some more studies.</p> <p>Diane stated her understanding was the Board’s recommendation was a minimum of 3 to 1 with geotechnical. So the Planning Commission can make a motion to support that? Gary replied yes.</p> <p>Gary stated it is the same thing with the 2 access points. This ordinance is coming up in tandem. We have one ordinance to amend the grading ordinance to require the 3 to 1 and that same ordinance amends the section of the subdivision land development where it talks about 2 access points for a development of 50 units or more. There was more discussion about 2 access points on separate roads. If on the same road how far apart are they required to be.</p> <p>Gary stated these are really together, the amendment to the grading ordinance and the amendment to the subdivision land development ordinance. Jeff asked if they will be the same motion. Gary responded two separate motions; one for the grading ordinance and one for SALDO. Also the Planning Commission’s recommendations too. It does not make sense to have 2 access points on 2 separate roads when you do not need 2 separate roads. Gary stated the board feels strongly on 2 access points for 50 units or more. Joe stated residential dwelling units, whether SFD, townhouse or apartment.</p> <p>Jeffrey asked for a motion to reopen item 5B under old business with regards to the proposed amendments to the grading ordinance and SALDO.</p> <p>A motion was made by Barry Crumrine and seconded by Diane Balogh to reopen item 5B proposed amendments to the grading ordinance and SALDO.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
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<p>MOTION TO APPROVE PROPOSED AMENDMENT TO GRADING ORDINANCE</p>	<p>A motion was made by Diane Balogh and seconded by Barry Crumrine to approve for the proposed amendment to grading ordinance regulating maximum permissible slope to be a minimum of 3 to 1 slope with geotechnical and requirement to connect all roof drains to storm sewer.</p>
<p>MOTION TO APPROVE 2 ACCESS POINTS 50 OR MORE DWELLING UNITS</p>	<p><u>ROLL CALL OF VOTES: 3 YES – 1 NO (J. DePaolis)</u></p> <p>A motion was made by Michael Kelly and seconded by Barry Crumrine to approve 2 access points for 50 residential dwellings or more, regardless of 2 roads.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
<p><u>ADJOURNMENT:</u></p>	<p>There was no other business to discuss.</p> <p>Diane Balogh made a motion and seconded by Barry Crumrine to adjourn the meeting at 5:50 PM.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p> <hr/> <p>Jeffrey DePaolis, Chairperson</p> <hr/> <p>Michael Kelly, Secretary</p>