

NORTH STRABANE TOWNSHIP PLANNING COMMISSION

MINUTES November 20, 2017

	<p>The North Strabane Township Planning Commission met in regular session on Monday, November 20, 2017 at 5:32 PM at the Municipal Building located at 1929 Route 519, Canonsburg, PA 15317</p> <p><u>Attending This Session:</u> Harold Close, Chairperson Diane Balogh, Vice Chairperson Neil Kelly, Secretary Michael Kelly, Commission Member Barry Crumrine, 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> October 16, 2017</p> <p><u>OLD BUSINESS:</u></p> <p><u>NEW BUSINESS:</u> ZONING ORDINANCE</p> <p>THOMAS SUBDIVISION</p>	<p>There were no public comments.</p> <p>A motion was made by Barry Crumrine and seconded by Neil Kelly to approve the minutes of the October 16, 2017 meeting.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO – 1 Abstain (M. Kelly)</u></p> <p>None</p> <p>Review of proposed zoning ordinance language – open house and public hearing scheduled for November 21, 2017.</p> <p>Margaret asked the members which they preferred; a table in the front or the back. The members expressed they preferred both places.</p> <p>No motion required.</p> <p>Thomas subdivision - preliminary and final subdivision of two lots totaling 34.324 acres on Fulton Road in an R-2 zoning district. The following letter was submitted by Gateway Engineers dated: November 17, 2017</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p>

	<p>Re: Preliminary and Final Subdivision -Thomas Subdivision Plan Fulton Road</p> <p>Members of the Commission:</p> <p>We have received and reviewed the application for preliminary and final approval for the subdivision of 34.324 acres into 2 parcels of property in the R-2 zoning district as prepared by N J Barton, LLC dated November 14, 2017.</p> <p>All of the comments of our letter of November 8, 2017 have been addressed and the plan is in order for consideration 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. Joseph H. Sites, P.E. Township Engineer</p> <p>Neil questioned the acreage requirements for clean and green. The homeowner, Mark Thomas, stated he spoke with Raffaele Casale at the county in the tax office and he stated at one time they were going to remove that and then the commissioners amended it. Margaret stated planning module approval is not needed. It was already obtained.</p>
<p>MOTION TO APPROVE THOMAS SUBDIVISION</p>	<p>A motion was made by Neil Kelly and seconded by Barry Crumrine to approve subdivision of two lots totaling 34.324 acres on Fulton Road.</p>
<p>SUNSET POINT – PRELIMINARY AND FINAL SUBDIVISION AND CONSOLIDATION</p>	<p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p> <p>Sunset Point – preliminary and final subdivision and consolidation of two lots to subdivide 0.058 acres from lot 1, consisting of 1.231 acres, in an R-3 zoning district. The following letter was submitted by Gateway Engineers dated: November 17, 2017</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Preliminary and Final Subdivision -Sunset Point Subdivision and Consolidation Plan Lot 1 Revised – Martha Drive.</p>

<p>MOTION TO APPROVE SUNSET POINT – SUBDIVISION AND CONSOLIDATION</p> <p>GALLEY ROAD OFFICE BUILDING- PRELIMINARY/FINAL SITE PLAN APPROVAL</p>	<p>Members of the Commission:</p> <p>We have received and reviewed the application for preliminary and final approval for the subdivision of 0.058 acres from the existing Lot 1 as prepared by Wind Ridge Engineering revised dated November 10, 2017. The purpose of the subdivision is to create dedicated access to the open space of the Sunset Point Development for maintenance of the storm water management facility without crossing Lot 1 with an easement agreement.</p> <p>All of the comments of our letter of November 8, 2017 have been addressed and the plan is in order for consideration 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. Joseph H. Sites, P.E. Township Engineer</p> <p>Joe Sites stated a small piece of this parcel will be subdivided off to combine with the open space of Sunset Point. There will be a separate access point from Martha Drive to take care of the stormwater management and a separate access for the homeowner to gain access to their home. Harold questioned why this is being done. Joe responded there is currently an easement through the property for the stormwater management and the new property owner does not want to have a shared driveway with the Sunset Point open space for access to the stormwater area.</p> <p>A motion was made by Neil Kelly and seconded by Mike Kelly to approve the subdivision and consolidation of two lots to subdivide 0.058 acres from lot 1, consisting of 1.231 acres, in an R-3 zoning district.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p> <p>Galley Road office building – preliminary and final site plan approval for a 6,950 S.F. office building on Galley Road in a C-1 district. This property was recently rezoned from A-2 to C-1. The following letter was submitted by Gateway Engineers dated: November 17, 2017</p>
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<p>MOTION TO APPROVE PRELIMINARY PLAN FOR GALLEY ROAD OFFICE BUILDING.</p>	<p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Galley Road Office Building-Preliminary and Final Site Plan Galley Road.</p> <p>Members of the Commission:</p> <p>We have received and reviewed the application for the proposed 6,950 S.F. office building on 4.063 acres that is located in both North Strabane Township and Peters Township as prepared by Victor Wetzel Associates dated November 1, 2017 revised November 14 and Stormwater Management prepared by AWK Consulting Engineers, Inc. dated November 14, 2017. The North Strabane Township portion was recently rezoned from A-2 to C-1 is 2.309 acres of the property. Business or professional offices are a permitted use in the C-1 zoning district.</p> <p>All of the comments of our letter of November 8, 2017 have been addressed and the plan is in order for consideration 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. Joseph H. Sites, P.E., MBA Township Engineer</p> <p>Harold questioned if this parcel is located in wet lands as there are cat tails there. Joe responded it will be between the road and the wetlands. Harold asked if there was a sight issue and Joe responded there is no sight issue at this location.</p> <p>Margaret asked what is the status of the planning module on this. Mike Wetzel stated it is still in the process. Neil asked Joe if planning module was needed for final site. Joe stated you should have for final you may just want to make it preliminary approval. Neil said make it contingent and Joe replied that is correct.</p> <p>A motion was made by Neil Kelly and seconded by Barry Crumrine to approve the preliminary plan for Galley Road office building.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p>
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<p>WALNUT GROVE – CONDITIONAL USE REQUEST FOR A CONSERVATION SUBDIVISION</p>	<p>Walnut Grove – conditional use request for a conservation subdivision, consisting of 28 single family lots on a 23.1-acre tract east of the intersection of Thomas and Ross Roads in the R-2 zoning district. The following letter was submitted by Gateway Engineers dated: November 20, 2017</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Conditional Use and Preliminary Site Plan – Conservation Subdivision Walnut Grove – Thomas Road – R-2 Zoning District</p> <p>Members of the Commission:</p> <p>We have received and reviewed the conditional use application for conservation subdivision development in the R-2 Zoning District per §701(B)1(c), §1300, §1302, and §1303(18) of the Township Zoning Ordinance. The proposed development is on 23.1 acres and proposes 28 dwelling units. The following are comment relative to the application submitted by Victor Wetzel and Associated dated November 1, 2017:</p> <p>§ 1302. General Standards.</p> <p>In addition to the specific standards and criteria listed for each use in § 1303 below, all applications for conditional uses and uses by special exception listed in each zoning district shall demonstrate compliance with all the following general standards and criteria:</p> <ul style="list-style-type: none"> A. The use shall not endanger the public health, safety or welfare nor deteriorate the environment, as a result of being located on the property where it is proposed. The applicant has responded that as a single-family subdivision, the proposed homes will not endanger the public health, safety and welfare, nor deteriorate the environment, as the plan will be constructed to Township standards. This standard is being met. B. The use shall comply with the performance standards of § 1401 of this chapter. The applicant has responded that the proposed single-family homes will comply with Section 1401 as noted below. This standard is being met. C. The use shall comply with all applicable requirements of Part 14 providing supplementary regulations, Part 15 governing parking and loading, Part 16 governing signs, and all other applicable provisions of this chapter. The applicant has addressed each of these parts with responses in their respective sections which are forthcoming in the review.
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- D. Ingress, egress and traffic circulation on the property shall be designed to ensure safety and access by emergency vehicles and to minimize congestion and the impact on local streets. **The applicant has responded that “The streets will be designed to the Township’s roadway standards. With only 28 homes, there will not be congestion and impacts on local streets.” This meets the requirement.**
- E. Outdoor lighting, if proposed, shall be designed with cutoff luminaires that direct and cut off the light at a cutoff angle of 60° or less. (See illustration in Appendix B.) Spillover illumination shall not exceed 0.2 foot-candle at the property line. **The applicant has responded “Outdoor lighting will be limited to the entrance, cul-de-sac and the post lamps at the homes; therefore, there will be no light spillover.” This meets the requirement.**
- F. For all uses that are subject to the requirements of the Americans with Disabilities Act (ADA), the applicant shall certify that all applicable ADA requirements have been met in the design. **The applicant has responded that “Sidewalks will be designed to ADA standards with ADA ramps”. This meets the requirement.**

§1303 – Standard for Specific Uses

In addition to the general standards and criteria for all conditional uses and uses by special exception listed in § 1302 above, an application for any of the following uses that are listed in any zoning district as a conditional use or use by special exception shall comply with the applicable standards and criteria specified below for that use.

§1303(18) – Conservation Subdivision

1. §1303(18) A requires that the permitted uses shall be limited to single – family detached dwellings. **The plan as submitted meets this requirement with 28 single family dwellings.**
2. §1303(18) B requires that the minimum site required shall be 10 acres. **The proposed site consists of a gross area of 23.1 acres and meets the requirement.**
3. §1303(17) C requires that public sewage and public water services shall be provided to all dwelling units within the development. **The proposed development plans on providing public sewage and public water to all dwelling units within the development. Providing public sewage and water for the development shall be a condition of approval.**
4. §1303(18) D requires that before determining the maximum number of lots to be permitted on a given tract, the total acreage of the tract (excluding existing rights-of-way) proposed for a conservation subdivision

shall be reduced by 15% to accommodate potential new rights-of-way. **The proposed development consists of 23.1 acres before the 15% reduction which nets 19.6 acres. This requirement is being met.**

5. §1303(18) E requires that in the A-2 District, the maximum dwelling unit density shall be one unit per acre. The number of dwelling units authorized in the conservation subdivision shall be equivalent to the net site area determined by Subsection 16D above, expressed in acres, multiplied by the density factor of one. Any portion of an acre shall be rounded to the nearest acre. **This is not applicable for this development since it is located in the R-2 zoning district.**
6. §1303(18) F requires that in the R-2 District, the maximum dwelling unit density shall be two units per acre. The number of dwelling units authorized in the conservation subdivision shall be multiplied by the density factor of two. Any portion of an acre shall be rounded to the nearest acre. **The number of dwelling units shall be 19.6 acres' times 2 units per acres for total of 39 lots. The proposed development is only for 28 single family homes which is less than the maximum density and meets the requirement.**
7. §1303(18) G requires that in the A-2 District, the minimum lot area required for a single-family detached dwelling may be reduced, provided that it shall not be less than 21,780 square feet. **This is not applicable for this development since it is located in the R-2 zoning district.**
8. §1303(18) H requires that in the R-2 District, the minimum lot area required for a single-family detached dwelling may be reduced, provided that it shall not be less than 10,890 square feet. **All of the proposed lots exceed the minimum lot area of 10,890 square feet.**
9. §1303(18) I requires that in the A-2 District, the minimum lot width required for a single-family detached dwelling may be reduced, provided that it shall not be less than 90 feet. **This is not applicable for this development since it is located in the R-2 zoning district.**
10. §1303(18) J requires in the R-2 District, the minimum lot width required for a single-family detached dwelling may be reduced, provided that it shall not be less than 60 feet. **The minimum lot width is 65' and meets the requirement.**
11. §1303(18) K requires in a conservation subdivision, the front yard setback required for a single-family detached dwelling may be reduced, provided that it shall not be less than 25 feet; and the rear yard setback may be reduced, provided that it shall not be less than 20 feet. **The proposed development meets this requirement.**

12. §1303(18) L requires in a conservation subdivision, side yard setbacks required for a single-family detached dwelling may be reduced, provided that each side yard shall not be less than 10 feet. **The proposed development meets this requirement.**
13. §1303(18) M states that the maximum permitted lot coverage for each individual lot in the conservation subdivision shall be 25%. **The proposed development meets this requirement.**
14. §1303(18) N states that no lot proposed for a conservation subdivision shall front on a Township street or State road existing prior to the approval of the requested conservation subdivision. All proposed streets located in the conservation subdivision and intended by the developer to be taken over by the Township shall meet the construction specifications of the Township subdivision and Land Development Ordinance. **The proposed development meets this requirement.**
15. §1303(18) O requires that the development shall be so designed that privacy is preserved, views are protected and groups of dwellings are arranged to preserve the open space atmosphere intended under the conservation subdivision. **All lots are positioned and located such that they are within the open spaces the rings the perimeter of the property. This requirement is being met.**
16. §1303(18) P requires a buffer area of open space shall be located at the perimeter of the development where the lots are closest to adjoining property owners. The amount, density and types of planting in the buffer area shall be based upon physiographic features, feasibility of using native species, proximity to existing dwellings, compatibility of adjacent uses and natural views. Where adjacent property has been developed in such a manner that privacy from the conservation subdivision is desirable, the landscaped buffer area adjacent thereto shall be of sufficient density and contain sufficient evergreen material to effectively screen the portions of the development from which privacy is desired. **This requirement is being met with the existing perimeter vegetation buffer and supplemented where it need to have a greater density. This requirement is being met.**
17. §1303 (18) Q requires that Open space shall be provided in an amount equal to the difference between the minimum lot area for single-family dwellings otherwise required in the zoning district and the lot size proposed in the conservation subdivision. In no case shall the open space be less than 20% of the total area of the development site. The balance of the land not contained in the lots shall be contiguous and easily accessible to the lots in the conservation subdivision and shall be of such condition, size and shape as to be usable for recreation, park or open space areas or

to serve to protect an environmentally sensitive area. **This requirement is being met.**

18. §1303(18) R requires that safe and easy access to recreation, park and open space areas shall be provided by adjoining road frontage, easements or paths. Access ways to recreation, park and open space areas shall be sufficiently wide so that maintenance equipment shall have reasonable and convenient access to such area. **All lots have access to the open space through the adjacent frontage or through the street.**

19. §1303(18) S requires recreation, park and open space land shall be owned and managed in one of the two following ways:

(1) Shall be held in common ownership by the owners of the lots within the development and shall be protected by legal arrangements satisfactory to the Township sufficient to assure its maintenance and preservation.

(a) In this regard, covenants or other legal arrangements shall:

[1] Obligate purchasers to participate in a homeowners' association and to support maintenance of the open space areas by paying to the association assessments sufficient for such maintenance and subjecting their properties to a lien for enforcement of the respective assessments. **The developers is in agreement with this requirement.**

[2] Obligate such an association to maintain the recreation, park and open space areas and private streets and utilities. **The developers is in agreement with this requirement.**

[3] Provide that the Township, as well as other purchasers in the development, can enforce the covenants in the event of failure of compliance. **The developers is in agreement with this requirement.**

[4] Provide for agreement that, if the Township is required to perform any work pursuant to the item above, such purchasers would pay the cost thereof, and the same shall be a lien upon their properties until such cost has been paid; provided that the developer shall be responsible for the formation of the homeowners' association of which the developer, or if the developer is not the owner of the development, then such owner, shall be a member until all of the lots of record are sold; provide assurance that such covenants will be evidenced by recording in the office of the Recorder of Deeds of a perpetual maintenance of

facilities as prescribed hereinabove and identifying the tract and each lot therein. The declaration shall be included in the deed or other instrument of conveyance of each lot of record and shall be made binding on all purchasers, provided that such declaration may, as to subsequent conveyances other than the initial conveyance of each lot of record, be incorporated by reference in the instrument of conveyance. **The developers is in agreement with this requirement.**

[5] Guarantee that any association formed to own and maintain common open space will not be dissolved without the consent of the Board of Supervisors and any other specifications deemed necessary by the Board of Supervisors. **The developers is in agreement with this requirement.**

[6] Guarantee that the recreation, park and/or open space areas shall not be further subdivided or further developed. Improvements may be made to said areas for the purposes for which they were originally proposed upon approval of the Planning Commission and the Board of Supervisors. **The developers is in agreement with this requirement.**

(b) All such covenants set forth herein shall be submitted for preliminary review with the preliminary plan and conditional use application and shall be reviewed and approved by the Board of Supervisors prior to the granting of final approval for the conservation subdivision. **The developers is in agreement with this requirement.**

(2) Shall be dedicated to the Township for public usage upon final plan approval. This provision shall not, in any manner, obligate the Township to accept the open space or any part thereof. **Open space will not be dedicated to the Township but to the HOA for maintenance and responsibility.**

20. §1303(18) T requires that preliminary plans for a conservation subdivision shall be accompanied by information providing calculations of net site area and dwelling unit density and describing how the lots, frontage and setbacks differ from the otherwise applicable requirements of the zoning district in which the conservation subdivision is proposed. The preliminary plan submitted with the conditional use application shall contain all the information required by the Township subdivision and Land Development Ordinance for a preliminary plat. **This requirement has been met.**

21. §1303(18) U requires a proposed development of fifty (50) units or more shall have two (2) direct vehicular access ways to an arterial or collector street, as defined by this chapter. **These requirements are not applicable for this development since there are 28 lots proposed.**

§1401 Performance Standards

All permitted uses, conditional uses and uses by special exception in all districts shall comply with the requirements of this section. In order to determine whether a proposed use will conform to the requirements of this chapter, the Board of Supervisors or Zoning Hearing Board may require a qualified consultant to testify, whose cost for services shall be borne by the applicant.

- A. Fire protection. Fire prevention and fire-fighting equipment acceptable to the Board of Fire Underwriters shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on. **The applicant has stated that the proposed plan will have fire hydrants as recommended by the Fire Chief thereby providing the fire protection needed by the fire department. A condition of approval shall be that the Fire Chief shall make the final determination as to the location of the hydrant installation.**
- B. Electrical disturbance. No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity. **The applicant has stated that the plan of homes will not cause a disturbance to radio or other equipment.**
- C. Noise. No operation or activity shall cause or create noise in excess of the sound levels prescribed below:
1. Residential districts: at no point beyond the boundary of any lot within these districts shall the exterior noise level resulting from any use or activity located on such lot exceed a maximum of 60 dBA for more than four hours during a Twenty-four-hour equivalent period. **The applicant has stated that the development will not generate noise levels in excess of 60 dBA for more than four hours during a 24 hour period.**
 2. Commercial districts: at no point on or beyond the boundary of any lot within these districts shall the exterior noise level resulting from any use or activity located on such lot exceed a maximum of 65 dBA for more than eight hours during a Twenty-four-hour equivalent period. **Not Applicable**
 3. Industrial districts: at no point on or beyond the boundary of any lot within these districts shall the exterior noise level resulting from any use or activity located on such lot exceed a maximum of 75 dBA for more than eight hours during a Twenty-four-hour equivalent period.

	<p>Not Applicable</p> <p>4. Where two or more zoning districts in which different noise levels are prescribed share a common boundary, the most-restrictive noise level standards shall govern. Not applicable.</p> <p>5. The following uses or activities shall be exempted from the noise regulations:</p> <p>(a) Noise. emanating from construction or maintenance activities between 7:00 a.m. and 9:00 p.m.</p> <p>(b) Noises caused by safety signals, warning devices and other emergency-related activities or uses.</p> <p>(c) Noises emanating from public or private recreational uses between 7:00 a.m. and 11:00 p.m.</p> <p>The developer accepts that exemptions.</p> <p>6. In addition to the above regulations, all uses and activities within the Township shall conform to all applicable County, State and Federal regulations. Whenever the regulations contained herein are at variance with any other lawfully adopted rules or requirements, the more-restrictive shall govern. Duly noted by the applicant.</p> <p>D. Vibrations. Vibrations detectable without instruments on neighboring property in any zoning district shall be prohibited. The applicant has stated that the development will not generate any detectable vibrations.</p> <p>E. Odors. No use shall emit odorous gas or other odorous matter in such quantities as to be offensive at any point on or beyond the lot lines. The guide for determining such quantities shall be the 50% response level of Table I (Odor Thresholds in Air), Research on Chemical Odors: Part I — Odor Thresholds for 53 Commercial Chemicals, October, 1968, Manufacturing Chemists Association, Inc., Washington, D.C. The applicant has stated that the development will not generate any obnoxious odors.</p> <p>F. Smoke, ash, dust, fumes, vapors and gases. There shall be no emission at any point for longer than five minutes in any hour of visible gray or other color smoke, ash, dust, fumes, vapors or gases with a shade darker than No. 3 on the Standard Ring Lemann Chart issued by the U.S. Bureau of Mines; nor shall there be any emission at any point from any source that can cause damage to health, to animals or vegetation or to other forms of property or which can cause excessive soiling at any point. The applicant has stated that the development will not emit any of the aforementioned from the development.</p>
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G. Lighting and Glare.

1. The purpose of these provisions is to:
 - (a) Minimize light trespass from buildings, structures and lot improvements;
 - (b) Reduce night-time light pollution that causes sky-glow; and
 - (c) Reduce visibility impairing glare.
2. The Applicant shall submit a Photometrics Plan to measure the light impact of the exterior lighting improvements. The Photometrics Plan shall describe the maximum illumination values and average illumination value required herein as part of the submission.
3. Low voltage and light emitting diode (LED) lighting systems are encouraged.
4. Two (2) lighting zones and the applicable zoning district as well as the respective illumination levels for each zone are as follows:
 - (a) Light Zone 1 – Agricultural and Residential Zones.
 - (i) There shall be a maximum illumination value shall be one-tenth (0.10) horizontal and vertical foot-candles at all lot lines when measured three (3) feet above the ground surface.
 - (ii) The maximum on-site illumination value shall be three (3) foot-candles and the average on-site illumination value shall be less than or equal to one (1) foot-candle when measured three (3) above the ground surface.
 - (iii) No more than five (5) percent of the fixture's lumens shall be emitted at a ninety (90) degree angle or greater from nadir.
 - (iv) Lights on motion sensors shall not be triggered by movement or activity located off the property on which the light is located.
 - (b) Light Zone 2 – Non-Residential Zones.
 - (i) There shall be a maximum illumination value of two-tenths (0.20) horizontal and vertical foot-candles at all lot lines when measured three (3) feet above the ground surface.
 - (ii) The maximum on-site illumination value shall be five (5.0) foot-candles and the average on-site illumination value shall be less than or equal to one and one-half (1.5) foot-candles when measured three (3) feet above the ground surface.
 - (iii) No more than ten (10) percent of the fixture's lumens shall be emitted at a ninety (90) degree angle or greater from nadir.

	<p>(iv) Lighting associated with any canopy constructed on the lot shall be installed as internal illumination of the canopy only.</p> <p>5. All outdoor lighting shall be designed, installed. Located and maintained so that nuisance glare onto adjacent lots or streets shall be minimized and all direct illumination kept within the boundaries of the lot.</p> <p>6. Installations producing disabling glare shall not be permitted within the Township.</p> <p>7. Glare shall not exceed a rating of 3 on the DeBoer Scale</p> <p>The applicant has stated that other than the customary residential lighting for each single family home, there will be street lighting proposed for all intersections and end of cul-de-sacs. A condition of the approval shall be that all lights shall be the responsibility of the HOA.</p> <p>H. Erosion. No runoff of water or erosion of land by wind or water shall be permitted onto adjacent properties. Measures satisfactory to the Township shall be installed to control runoff and/or erosion. The applicant has states that an E&S Plan and Stormwater Report will control the construction practices, which will be used to control run-off quality and quantity to both Township and PaDEP Standards.</p> <p>I. Water pollution. Water quality shall be subject to the standards established by the Pennsylvania Department of Environmental Protection (PA DEP). The applicant states that impervious area runoff will be collected and conveyed to a stormwater detention basin where both quality and quantity will be controlled prior to discharging at a rate that won't exceed pre-construction rates.</p> <p>J. Determination of compliance with performance standards. During the review of an application for zoning approval, the applicant may be required to submit data and evidence documenting that the proposed activity, facility or use will comply with the provisions of this section. In reviewing such documentation, the Township may seek the assistance of any public agency having jurisdiction or interest in the particular issues and the Township may seek advice from a qualified technical expert. All costs of the expert's review and report shall be paid by the applicant. A negative report by the technical expert and the applicant's refusal or inability to make alterations to ensure compliance with this section shall be a basis for denying approval of the application.</p> <p>K. Continuing enforcement.</p> <p>1. The Zoning Officer shall investigate any purported violation of the performance standards and, subject to the approval of the Board of</p>
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Supervisors, may employ qualified technical experts to assist in the determination of a violation. Costs of the services of such experts shall be paid by the owner or operator of the facility or use accused of the violation if the facility or use is found to be in violation. If the facility or use is found to be in compliance with the performance standards when the Township initiated the enforcement, said costs shall be borne by the Township. If a complainant requests the enforcement by the Township and the facility or use is found to be in compliance with the performance standards, said costs shall be borne by the complainant.

2. If the facility or use is found to be in violation, the owner or operator shall be given written notice of the violation in accordance with § 1901 of this chapter and a reasonable length of time to correct the violation. Failure to correct the violation shall be subject to the penalty provisions of this chapter and shall result in the revocation of the occupancy permit for the facility or use.

§1402 – Buffer Areas and Landscaping

The conservation subdivision does not have specific Buffer Area standards. The plan proposes an extensive buffering around the perimeter using the existing vegetation. This requirement is being met.

§1403 – Special Yard Requirements

The proposed plan complies with these requirements.

§1404 – Permitted Projects into Required Yard

The proposed plan complies with these requirements.

§1405 – Height Exceptions

No exceptions are necessary.

§1406 – Drive Through Facilities

Not Applicable

§1407 – Temporary Construction Trailers, Model Homes, or Sales Offices

The applicant agrees to comply with the requirements for duration of the project.

§1408 – Agricultural and Related Activities

Not- Applicable for development

§1409 – Storage

Not- Applicable for development

§1410 – Forestry

Not-Applicable for development

§1411 – No-Impact Home Based Business

	<p>Not- Applicable for Development</p> <p>§1412 – Keeping of Chickens No lots meet the minimum two (2) acre requirement.</p> <p>§1413 – Oil and Gas Pipelines and Temporary Water Pipelines Not-Applicable for Development</p> <p>§1414 – Re-Entry Drilling Not-Applicable for Development</p> <p>§1415 Traffic Control Site Not-Applicable for Development</p> <p>§1416 Rooftop and Ground Mounted Solar Systems Rooftop Units would be integrated to the building. Ground Mounted systems must be on a minimum 2 acre lot in which no lots meet the acreage requirement.</p> <p>§1417 Medical Marijuana Dispensary Buffer Distance Not- Applicable for Development</p> <p>§1500. Off Street Parking and Loading -Applicability.</p> <ul style="list-style-type: none"> A. Off-street parking spaces shall be provided in accordance with the specifications in this Part in any district whenever any new use is established or any existing use is changed or enlarged. B. All parking areas established prior to the effective date of this chapter that are not in conformance with all provisions of this Part shall be allowed to continue as previously laid out. Any change or alteration to these existing nonconforming parking areas shall require that the portions to be altered be upgraded in accordance with all provisions of this Part. C. Any change in use or in floor area of an existing building that would require a greater number of off-street parking spaces than the previous use or floor area did shall provide additional off-street parking for the new use in accordance with this Part. If the number of additional required parking spaces results in more than a 25% increase in the total number of parking spaces currently provided on the lot or requires the addition of at least five more spaces, whichever is greater, then all existing parking is also required to meet or exceed all provisions of this Part, including surfacing. <p>§1501 – Off Street Parking Design Not applicable for Residential Development</p>
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§1502 – Off Street Parking Requirements

Each home will have a minimum of 2 garage parking spaces per home.

§1503 – Off Street Loading

Not-Applicable for development

§1600 – Signs**§1601 – Types and Classes**

The development proposes a residential plan identification sign per §1601(B)4 at the entrance to the development

§1604 – Signs Authorized in Residential Zoning Districts

The development proposes a residential plan identification sign that will not exceed the maximum of 24 square feet per §1604(A). The sign is proposed to be in the open space and be owned by the Homeowners Association

Stormwater Management

The stormwater management is currently under review and comments will be provided under separate cover prior to final approval.

General

Prior to Final Site Plan approval, the following items must be addressed:

1. The Erosion and Sedimentation Control Plan must be submitted to the Washington County Conservation District for review and approval.
2. The applicant demonstrates all necessary permits from the DEP for the proposed discharge to the stream must be provided.
3. As per §304.3 of the subdivision and land development ordinance, the developer must execute a Developers Agreement with the Township prior to being granted final approval by the Board of Supervisors. Language must be included in the developer's agreement that a maintenance bond for the landscaping per §1402(K) equivalent to 15% of the total cost of landscaping for a period of 18 months must be posted with the Township.
4. A copy of the plans should be submitted to the Public Works Director, Building Inspector/Zoning Offices and Fire Chief for review and comment prior to final approval.
5. The plans must be submitted to the Municipal Authority for review and comment.

6. The plans must be submitted to the North Strabane Township Fire Chief for review and comment.
7. Prior to any construction on the site, a pre-construction meeting with the Engineer, Public Works Director, and the Developer must be held.
8. The requirement for a planning module must be reviewed by the Planning Coordinator.

Based on the information that has been provided, the application is in order for consideration for conditional use for the conservation subdivision subject to the aforementioned conditions been placed on the approval.

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.

Sincerely,
 THE GATEWAY ENGINEERS, INC.
 Joseph H. Sites, P.E., MBA
 Township Engineer

Mike Wetzel, of Victor Wetzel Associates, proceeded to discuss layout and plan for Walnut Grove located along Thomas Road. The drainage way was reviewed. It will go under Thomas Road and continues through to the retention parcel. Harold questioned the incline. Mike responded it is 160.

The conservation subdivision is proposing 28 lots, all 65 ft. wide. A traffic engineer has gone out to the site to find the best location in regards to the access. The green open space is located in the steeper slopes and will be used for open space calculations protecting the area. There will be 13 acres overall, which is about 56%. Only 20% is required.

Neil questioned the sewage if there was an easement on another parcel owned by someone else. Mike responded they will need to get an easement associated for the sanitary sewer line. They are only in preliminary review. Neil stated they are for sale. What if they say no. Do they have a backup? Mike replied they will be working with the Sewer Authority. Neil responded no, not with the Sewer Authority. It would be with the property owner. If that does not work, we would have to condemn it because you would not put a pump station to a pump station. It would not work. Terry stated they could possibly have a different route. Joe stated it was one of the conditions of his letter "the ability to provide water and sewage at the site".

Harold asked Mike what the grade was between lots 101 through 112. Mike replied they are 2 to 1 slopes. Harold asked how they will manage the water run-

off from that? Mike responded there will probably have a series of rear lot drainage back to the inlets.

Mike proceeded to give the following information.

re: requirements and proposed density for Walnut Grove:

R-2 vs CONSERVATION SUBDIVISION STANDARDS

	R-2	CONSERVATION SUBDIVISION	WALNUT GROVE
SITE STANDARDS			
min site area	no standard	10 ac	23.1 ac
max density	no standard	175 lots	28 lots
min open space	no standard	20% = 4.62 ac	44 13 ac
min perimeter buffer	no standard	no standard	no standard
min lot area	21,780 sq ft	10,890 sq ft	10,890 sq ft
min lot width	70 ft	60 ft	65 ft
(At Bldg Setback Line)			
min front yard	40 ft	25 ft	25 ft
min rear yard	40 ft	20 ft	20 ft
min side yard	15 ft	10 ft	10 ft

DENSITY CALCULATIONS

Total Gross Site Area:	23.1 ac	
(Exclude Existing ROW Area):	0 ac	
(Exclude Proposed ROW):	3.5 ac	-15%
	19.6 ac	For Density Calculations
Maximum DU Density For R-2 Zoning:	2 du/ac	
	39.2 Dwelling Units	
Maximum Allowed Dwelling Units	39 Dwelling Units	
WALNUT GROVE	28 DWELLING UNITS	

WALNUT GROVE

	PHASE ONE
SITE DATA BY PHASE	
SITE AREA	23.1 ac
DWELLING UNITS	28 du
GROSS DENSITY	1.2 du/ac
GROSS OPEN SPACE	13.0 ac
% OPEN SPACE	56 %
FINAL PLAN SUBMITTAL	2018

Mike discussed the landscape plan. There will be street trees, buffer trees and there will be existing trees left on site.

<p>MOTION TO TABLE WALNUT GROVE – CONDITIONAL USE</p>	<p>Harold asked Joe if he felt this is a complete application. Joe responded everything related to the conditional use has been provided. The only two comments he had in his letter were the conditions of the approval would be that sanitary sewage and water be provided for the development.</p> <p>Neil stated he is quite concerned with the sewage part. Mike responded in talking with Mr. Bove he thinks they can get that sewer to work.</p> <p>Mike stated they will still need to come back for final plan approval.</p> <p>Harold asked Mike if he wanted to table this. Mike replied no. He feels they met all the conditions in regard to what Mr. Sites had mentioned.</p> <p>Joe Sites reiterated from his letter: <i>§1303(17) C requires that public sewage and public water services shall be provided to all dwelling units within the development. The proposed development plans on providing public sewage and public water to all dwelling units within the development. Providing public sewage and water for the development shall be a condition of approval.</i></p> <p>The last portion of Joe’s letter read: <i>Based on the information that has been provided, the application is in order for consideration for conditional use for the conservation subdivision subject to the aforementioned conditions been placed on the approval.</i></p> <p>Joe stated not final. Harold stated to Mike we want you to show that sewage is there.</p> <p>Neil asked Mike if the sewer authority stated that the pump station can handle it. Mike replied he did not have that information.</p> <p>Mr. Hladycz, 597 Thomas Road, owns the neighboring property. He expressed concern with the line on the map, he stated that he is seeing a 20 ft. difference. Harold stated that a survey is not required by the developer, although it is in his best interest to have the property corners located. Mr. Hladycz also inquired about the sewage. Will this open the opportunity for sewage for the others on that road? Harold replied that would be a question for the Municipal Authority. Mr. Hladycz then questioned the parcel across the road. Will there be some sewage related catch all there? Harold responded that is a detention pond. That is catch all for rainwater run-off. It is designed to not have water sitting in it.</p> <p>Gary Sweat stated his position in the reading of the ordinance is that he does not think the applicant has met his burden of proving that sewage is available. This is a conditional use application request. The procedure for approval is quite clear in that unless the application is complete and the expressed standards for a conservation subdivision have been met, a hearing is not supposed to be scheduled.</p> <p>Mike stated if that is the case in regards to Gary’s recommendation the Planning Commission will table the plan to provide necessary sewer.</p> <p>A motion was made by Diane Balogh and seconded by Barry Crumrine to table the conditional use request for Walnut Grove.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p>
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<p>WALNUT GROVE – PRELIMINARY SUBDIVISION</p>	<p>Walnut Grove – Preliminary subdivision of a 23.1-acre tract for a Conservation Subdivision, consisting of 28 single family lots on a 23.1-acre tract east of the intersection of Thomas and Ross Roads in the R-2 zoning district.</p>
<p>MOTION TO TABLE WALNUT GROVE – PRELIMINARY SUBDIVISION</p>	<p>A motion was made by Neil Kelly and seconded by Mike Kelly to table preliminary subdivision of a 23.1-acre tract for a Conservation Subdivision for Walnut Grove.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p>
<p>LEGACY PARK FINAL SUBDIVISION/SITE PLAN PHASE 1</p>	<p>Legacy Park – final subdivision and site plan of Phase 1, consisting of 63 townhouses on 10 lots on 31.279 acres in the C-1 district. The following letter was submitted by Gateway Engineers dated: November 10, 2017</p> <p>North Strabane Township 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 and site plan dated October 2017 both as prepared by Wind Ridge Engineering:</p> <p><u>Subdivision Plan</u></p> <ol style="list-style-type: none"> 1. The names of the streets must be reviewed with the planning coordinator to confirm that there are not any streets with the same names in the county to prevent problems with the county 911 system. 2. Building ties to the property lines for existing buildings must be shown on the plans. 3. We question if there is any consideration to subdivide and convey to the Township, the Township building lease area. 4. The requirement for a planning module must be reviewed by the planning coordinator.

Site Plan

1. All notes on the plan should say North Strabane Township, not North Fayette.
2. The Round-a-bout intersection of Legacy Drive and Sierra Drive shall be removed. This was not on the approved masterplan, and therefore is not an approved intersection. Please provide a traditional 4-way intersection. The Township is not in favor of round-a-bout intersections.
3. We recommend that the mail pick-up location be located at the entrance to the development or on the open space next to Lot 10, not in the intersection.
4. What is the designation of the sewer running beneath sediment trap 2? Is it a storm or sanitary sewer? Will it be functioning upon completion of the development?
5. Relocate the outfall from sediment basin 3 so that it does not discharge directly onto S.R. 519. Storm Line 1 should make a hard connection into the sewer that runs beneath sediment trap 2 as free flow of running water towards S.R. 519 is not permitted.
6. All storm sewer shall have a minimum slope of 2%. Update the slope from Riser 1-4A/Inlet 1-4 and Inlet 1-25/Inlet 1-22 so that they meet this requirement.
7. Adjust the placement of Inlet 1-15/Inlet 1-16 so that there are no conflicts with the proposed parking pads or driveways along Legacy Drive.
8. Adjust the placement of Inlet 1-32 and Inlet 1-33 so that there are no conflicts with proposed driveways.
9. Update the paving cross section detail to include asphalt layer thicknesses in accordance with the Township standards and ordinances.

General Comments

The following items must be addressed prior to final approval being granted:

An NPDES permit will be required for the site.

The Erosion and Sedimentation Control Plan must be submitted to the Washington County Conservation District for review and approval.

A geotechnical report must be submitted prior to a grading permit being issued.

As per §304.3 of the subdivision and land development ordinance, the developer must execute a Developers Agreement with the Township prior to being granted final approval by the Board of Supervisors.

A cost estimate for the improvement to the site must be submitted for review and approval for the purpose of determining the amount of the amenities bond that must be posted in accordance with §304.1 of the subdivision and land development ordinance.

Prior to any construction on the site, a pre-construction meeting with the Engineer, Public Works Director, the Developer, the Builder, and the building inspector must be held.

The location of the proposed fire hydrants must be reviewed and approved by the Fire Chief. Plans must be submitted to the Fire Chief for comment.

Additional comments may be forthcoming as the detailed plans for each phase are submitted for review and approval.

The plans must be submitted to the Municipal Authority for review and approval.

In order for this application to be considered by the North Strabane Township Planning Commission at their November 20, 2017 meeting, one copy of the revised plans with a written response letter that address the comments in this letter must be received by Gateway Engineers and 6 copies by North Strabane Township by 12:00 P.M. on November 16, 2017. If revised plans are not received by this deadline the plans will not be reviewed prior to the meeting. As part of the final submission, a power point document and PDF's of the plan must be submitted for use as an exhibit during the presentation at the planning commission meeting.

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.

Sincerely,
THE GATEWAY ENGINEERS, INC.
Joseph H. Sites, P.E.
Township Engineer

Joe stated he did issue a review letter and did not receive any response from the applicant's engineer or applicant related to the comments. Joe spoke with the engineer on Friday and they were going to table their application until further notice since at this point they are not planning to move forward with the development. Gary asked if Joe had something in writing. Joe responded that he does not and he asked them to send something to Margaret.

<p>MOTION TO DENY LEGACY PARK FINAL SUBDIVISION/SITE PLAN PHASE 1</p>	<p>A motion was made by Diane Balogh and seconded by Neil Kelly to deny Legacy Park Final subdivision and site plan Phase 1.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p>
<p>LAUREL LANDING – FINAL SUBDIVISION AND SITE PLAN APPROVAL FOR PHASES 1, 2, AND 3</p>	<p>Laurel Landing – final subdivision and site plan approval for Phases 1, 2, and 3 consisting of 85 single family dwellings and 36 townhouses, totaling 49.7 acres in the R-3 zoning district. Conditional use approval was originally granted on November 22, 2016, and will expire on November 22, 2017. An extension was granted until November 22, 2018.</p> <p>Joe Sites stated he did not have a letter for Laurel Landing because he was in communication with the applicant’s engineer over the last few days trying to get some final paperwork. One concern Joe had was water availability for the development and making sure there is enough elevation to serve that development since it goes all the way up to Woodridge and Skyview Drive. Joe stated in his communications with Margaret this morning she had not received the necessary planning module paperwork to make the submission for the planning module for the sanitary sewage service. Joe commented on his way to a 3:00 meeting he received word that the sanitary sewer planning module information would be hand delivered to Margaret. Joe also stated he had a copy of a letter from Pa American Water indicating water is available but it did not address the question about the elevation that he was concerned about. We have not received everything that was requested and Margaret did not have a chance to process the paperwork for the sanitary sewage. Neil responded that should have been in by Wednesday? Joe replied that is correct.</p> <p>Diane Balogh said if we do not have all the information she cannot see approving. Joe stated preliminary approval was last month.</p> <p>Terry Bove stated he is in agreement. Last month was preliminary approval. The hope was that the planning module would be complete. The Municipal Authority has signed the planning module. Today Terry received a letter from Canonsburg-Houston indicating capacity there. The next step is for the Township to sign the exemption. Again they are not going for a planning module. This is an exemption. Joe’s letter will be good but it is not available.</p>
<p>MOTION TO TABLE LAUREL LANDING – FINAL SUBDIVISION AND SITE PLAN APPROVAL.</p>	<p>A motion was made by Neil Kelly and seconded by Diane Balogh to table Laurel Landing final subdivision and site plan Phase 1, 2, & 3.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p>
<p>AGRICULTURAL SECURITY AREA ADDITIONS</p>	<p>Agricultural Security Area additions – acknowledgment of request to add several parcels to the existing Agricultural Security Area.</p> <p>Gary stated the procedure is a little complicated. It is automatically opened every seven years. In the interim property owners can make application and that is</p>

<p>MOTION TO ACKNOWLEDGE AGRICULTURAL SECURITY AREA ADDITIONS</p> <p><u>ADJOURNMENT:</u></p>	<p>apparently what is happening. The whole purpose of being classified in an Agricultural Security Area is that it exempts that particular farm from nuisance laws and it also is a prerequisite for a property owner to make application for a conservation easement.</p> <p>A motion was made by Neil Kelly and seconded by Barry Crumrine to acknowledge the Agricultural Security Area additions.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p> <p>There was no other business to discuss. Neil Kelly made a motion and Diane Balogh seconded to adjourn the meeting at 6:20 PM.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p> <hr/> <p>Harold Close, Chairperson</p> <hr/> <p>Neil Kelly, Secretary</p>
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