

NORTH STRABANE TOWNSHIP PLANNING COMMISSION
****MINUTES**** January 15, 2018

	<p>The North Strabane Township Planning Commission met in regular session on Monday, January 15, 2018 at 5:30 PM at the Municipal Building located at 1929 Route 519, Canonsburg, PA 15317</p> <p><u>Attending This Session:</u> Diane Balogh, Commission Member Michael Kelly, Commission Member Barry Crumrine, Commission Member Kandi Jablonski, Commission Member Jeffrey DePaolis, Commission Member</p> <p><u>Absent:</u></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>REORGANIZATION:</u> CHAIRMAN</p> <p>VICE CHAIRMAN</p> <p>SECRETARY</p> <p>SET MEETING DAY AND TIME</p> <p><u>PUBLIC COMMENTS:</u></p>	<p>At this time Diane Balogh called the planning commission meeting to order. Diane called for a motion for the Chairperson for 2018.</p> <p>A motion was made by Barry Crumrine, seconded by Michael Kelly, to appoint Jeffrey DePaolis as Chairman for 2018.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO- 1 Abstain (J. DePaolis)</u></p> <p>A motion was made by Barry Crumrine, seconded by Michael Kelly, to appoint Diane Balogh as Vice Chairman for 2018.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO-1 Abstain (D. Balogh)</u></p> <p>A motion was made by Barry Crumrine, seconded by Diane Balogh, to appoint Michael Kelly as Secretary for 2018.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO-1 Abstain (M. Kelly)</u></p> <p>A motion was made by Barry Crumrine, seconded by Diane Balogh, to keep the meetings for 2018 as the third Monday of each month at 5:30P.M.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p> <p>There were no public comments.</p>

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<p><u>APPROVAL OF MINUTES:</u> December 18, 2017</p>	<p>A motion was made by Barry Crumrine and seconded by Diane Balogh to approve the minutes of the December 18, 2017 meeting. Both Neil Kelly and Harold Close (Former Planning Commission members) were in attendance and supported the approval of the minutes. *Further ahead in the meeting Solicitor Gary Sweat recommended the 2 former members vote in on approval of minutes as they were sitting members at the December 18, 2017 planning meeting where these minutes were transcribed.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO-3 Abstain (J. DePaolis, M. Kelly, K. Jablonski)</u></p>
<p><u>OLD BUSINESS:</u> WALNUT GROVE- CONDITIONAL USE APPROVAL FOR A CONSERVATION SUBDIVISION</p>	<p>Walnut Grove- Conditional use approval for a conservation subdivision, consisting of 28 single family dwellings on a 23.1-acre parcel in the R-2 Zoning District. Margaret stated this item was tabled as per letter request from Steven Victor dated January 12, 2018.</p>
<p>MOTION TO TABLE- WALNUT GROVE</p>	<p>A motion was made by Barry Crumrine and seconded by Diane Balogh to accept the tabling of Walnut Grove Conditional Use.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p>
<p>ENSINGER, INC. – PRELIMINARY AND FINAL SITE PLAN APPROVAL</p>	<p>Ensinger, Inc. – Preliminary and final site plan approval for modification/addition to existing parking lot located at 365 Meadowlands Boulevard in an I-1 District. The following letter was submitted by Gateway Engineers dated:</p> <p>January 12, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Parking Lot Expansion – Ensinger, Inc. -Meadowlands Boulevard</p> <p>Members of the Commission:</p> <p>We have received and reviewed the application for an additional 45 parking spaces on Meadowlands Boulevard to be used by Ensinger Inc. in the I-1 zoning district as prepared by Civil and Environmental Consultants, Inc. revised dated November 27, 2017. The additional parking spaces will provide a total of 129 parking spaces for employees which exceeds the total number of employees of 124. It should be noted that the new parking lot has space for at least 12 motorcycles since there are a number of employees who travel to and from work with a motorcycle.</p> <p>The plan is in order for consideration by the planning commission.</p>

<p>MOTION TO APPROVE ENSINGER, INC. – MODIFICATION/ADDITION TO EXISTING PARKING</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., MBA Township Engineer</p> <p>George J. Haberman, Project Engineer for the property, Civil & Environmental Consultants, Inc. provided the members an overview of the parking site.</p> <p>A motion was made by Michael Kelly and seconded by Barry Crumrine to approve Ensinger, Inc. – Preliminary and final site plan approval for modification/addition to existing parking lot located at 365 Meadowlands Boulevard in an I-1 District.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO- 1 Abstain (J. DePaolis)</u></p>
<p>WATERDAM FARMS – PRELIMINARY AND FINAL REVIEW OF AMENDED LOT 411</p>	<p>Waterdam Farms – Preliminary and final review of amended Lot 411, phase 4-A, located on Greystone Drive in an R-3 District. The following letter was submitted by Gateway Engineers dated: January 12, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Second Amended Plan to Waterdam Farms Phase 4A - Lot 411 Greystone Drive</p> <p>Members of the Commission:</p> <p>We have received and reviewed the amended subdivision application for preliminary and final approval to subdivide 0.5741 acres to create Parcels A & B on Lot 411 for the as-builts on Greystone Drive in the A-1 zoning district as prepared by HMT and Associates, dated January 3, 2018.</p> <p>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>Sincerely, THE GATEWAY ENGINEERS, INC.</p>

<p>MOTION TO APPROVE WATERDAM FARMS – PRELIMINARY AND FINAL REVIEW OF AMENDED LOT 411</p>	<p>Joseph H. Sites, P.E., MBA Township Engineer</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve the final review of lot 411 Waterdam Farms.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p>
<p>SUMMERBROOKE PHASE 6C – REAPPROVAL OF THE FINAL SUBDIVISION FOR PHASE 6C</p>	<p>Summerbrooke Phase 6C – Re-approval of the final subdivision for Phase 6C of the PRD located in the R-3 Zoning District. The following letter was submitted by Gateway Engineers dated: January 15, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Summerbrooke Phase 6C Plan of Lots -Re-Approval Planned Residential Development</p> <p>Members of the Commission:</p> <p>We have reviewed the above referenced subdivision for Phase 6C which consists of Eight (8) Lots (602- 604 & 622-626) located on Spindle Court in the R-3 zoning district as prepared by PVE Sheffler dated July 26, 2011 revised dated January 11, 2018. The total area of the lots is 1.98 acres.</p> <p>The subdivision was previously approved as part of Phase 6 of the development, but the phase was separated into three (3) sub-phases for recording purposes. The purpose of this re-approval of the sub- phase is due to the change in ownership of the lots to a new builder/developer, Benjamin Marcus Homes, LLC. These lots were previously owned by Tri-River Development. No changes to the lots are occurring with this plan for recording.</p> <p>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>Sincerely, THE GATEWAY ENGINEERS, INC. Joseph H. Sites, P.E., MBA Township Engineer</p>

<p>MOTION TO REAPPROVE SUMMERBROOKE PHASE 6C PLAN OF LOTS</p> <p>OTHER BUSINESS: ZONING ORDINANCE UPDATES</p>	<p>Margaret responded Phase 6 was approved and divided in three sections for recording purposes. Joe Sites stated this subdivision plan is a change in ownership of the eight lots with Phase 6C. The prior owner was Tri River Development and he sold it to Benjamin Marcus Homes LLC. What they did was divide phase 6 into three sub phases so they would not be paying taxes on all the lots at the same time. Joe stated the only change is the ownership.</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to reapprove the Summerbrooke Phase 6C Plan of Lots.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO- 1 Abstain (K. Jablonski)</u></p> <p>Joe Sites stated there was a meeting last week with Carolyn, Frank, Joe and Neil to discuss the zoning changes relative to the mobile homes and mobile home parks in the A-1 zoning district. A hand out was provided to the members for review and discussion. Regarding a single family dwelling without sewage, option 1 A kept the criteria for A-1 zoning district as it is, but refers to mobile parks to see part 13 subsection of the ordinance. The main thing to point out is a single family dwelling without public sewage would be on (1) one acre and with public sewage would be (1) one acre so keeping it the same. Option 1 B was pretty much the same but increased the acreage that is required as a minimum for a single family dwelling without public sewers to (2) two acres.</p> <p>One discussion item that we had here relative to mobile homes is that mobile homes should have 1 or 2 acres since they could also be considered single family dwellings when they are not within a mobile home park. What that would do is lead into option 2 that a mobile home park has to have a minimum of 5 acres or a maximum of 30 acres. Using the 1 acre per mobile home would state that on a 5-acre parcel of property you could only have 5 mobile homes with your mobile home park but the minimum lot size would be 6000 sq. ft. which would get into something similar to a conservation subdivision. The requirement for a mobile home park is that you must have public sewers. It is a one for one requirement. There are 2 options with clarifications as to how a mobile home park would fall into the scenarios.</p> <p>Gary stated the one thing that was missing was mobile homes would be considered single family dwellings. He questioned if Carolyn would be putting that back in the definitions. He stated we would like to see a larger lot in the A-1 district especially if they do not have public sewers. What you would be dealing with would be septic system or probably a sand mound. Most sand mounds do not work even though they are certified by the DEP. Gary would encourage more space and more buffer areas. It seems without public sewers a single family dwelling should be on 2-acre parcel. It also eliminates Gary's other question he had which is if someone could have 5 acres of land and decided to subdivide this into 4 one plus acre lots and all the sudden put 4 mobile home up. Kandi stated a couple things Gary had mentioned first and foremost is quantifying or classifying mobile homes as single family residences.</p>
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It has to be interpreted or clarified to state if it is a manufactured or prefab home. A lot of people misconstrue that if it is not on wheels then it is not a mobile home. Additionally, you can take 5 acres and put 4 mobile or manufactured homes on 1 acre each and have 1-acre lot that has on lot sewage treatment center. That is something to consider.

Gary stated Carolyn needs to do something with the single family dwelling definition in the definition section of our zoning ordinance, and also make sure she ties the mobile home in the correct way. Off a chassis, maybe on a permanent foundation or at least more standard criteria.

Gary commented with option #2 the requirements were something really worked through and discussed. Both Joe and Gary are in agreement that those are good conditions. The whole thing about one mobile home per one acre is just the formula that is being injected to determine density. Someone could have 30 acres. That means they can have 30 mobile homes but it may end up being maybe on 12 or 14 of the 30 acres. They only have to have a 6000 sq. ft. lot. So the mobile home per one acre is just to determine density.

Joe provided the new members an explanation on the reasoning for this mobile home discussion referencing Hidden Acres plan off Francis Street and Christy Road with 228 units.

Margaret asked if this needed to go back to Carolyn before motion from the planning commission. Gary stated he thinks they can make a motion now.

Diane asked if the mobile homes definition was available now.

Margaret read of the description of the mobile home to the members.

Gary stated if you want a mobile home as a single family dwelling on a 1 or 2-acre parcel, why would you not require it has to be on a permanent foundation.

Kandi commented if they are going to be putting a mobile home anywhere and if you are going to insure it or finance it, it has to be on a permanent foundation.

Gary would recommend the 2-acre minimum without public sewers on a permanent foundation. The members agreed.

Joe discussed in the option # 2 subsection 34F the word slab should be removed and replaced with lot.

Kandi questioned any attachments to mobile homes. Margaret stated you are not allowed accessory structures such as a carport or a canopy.

Neil Kelly stated one thing that came in after the meeting was the number of lots that would become non-conforming in the A-1 if you go to 2 acres. Carolyn said there was 615 lots in the A-1 zoning district. Of that 93 lots are less than one acre, 106 are greater than 1 acre and then 233 are greater than 2 acres. Neil stated there will be some lots that go to 2 acres.

Gary recommended a motion for the board that the option 1 B be recommended with the request that a mobile home is specifically defined either in the text of option 1 B as single family dwelling or in the definition section of the zoning ordinance. That a single family dwelling can only be constructed on a 2-acre lot without public sewers and 1-acre lot with public sewers. The mobile home, if it is being classified as a single family dwelling, must be placed on a permanent foundation.

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<p>MOTION TO ACCEPT ZONING ORDINACE REVISIONS</p> <p><u>ADJOURNMENT:</u></p>	<p>With option #2 eliminating the word “slab” from subsection 34 F and replacing it with the word “lot”.</p> <p>A motion was made by Michael Kelly and seconded by Barry Crumrine to accept the zoning ordinance revisions in regards to mobile homes as was stated by Solicitor Gary Sweat.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p> <p>There was no other business to discuss. Diane Balogh made a motion and Barry Crumrine seconded to adjourn the meeting at 6:03 PM.</p> <p><u>ROLL CALL OF VOTES: 5 YES – 0 NO</u></p> <hr/> <p>Jeffrey DePaolis, Chairperson</p> <hr/> <p>Michael Kelly, Secretary</p>
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