

NORTH STRABANE TOWNSHIP PLANNING COMMISSION

\*\*MINUTES\*\* August 20, 2018

	<p>The North Strabane Township Planning Commission met in regular session on Monday, August 20, 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                  Michael Kelly, Secretary                  Barry Crumrine, Commission Member                  Kandi Jablonski, Commission Member</p> <p><u>Absent:</u>                  Diane Balogh, Vice-Chair</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>                  July 16, 2018</p> <p><u>OLD BUSINESS:</u>                  WALNUT GROVE – FINAL SUBDIVISION &amp; SITE PLAN FOR PROPOSED CONSERVATION SUBDIVISION-</p> <p>MOTION TO APPROVE WALNUT GROVE SUBDIVISION &amp; SITE PLAN</p>	<p>None.</p> <p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve the minutes of the July 16, 2018 meeting.</p> <p><u>ROLL CALL OF VOTES: 3 YES – 0 NO – 1 Abstain (K. Jablonski)</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. Conditional use approval was granted on May 22, 2018.</p> <p>Steven Victor, Victor-Wetzel Associates, was present to request a recommendation of final plan approval for the 29 lot subdivision. Steven stated all points have been touched and the only items outstanding are the third party HOP and NPDES. Those are in the works. They are filed and going through review. Regarding the sanitary sewer coming down Springdale Road, we are working with the Municipal Authority to try to find an alternate route through the abutting property. That is really in the hands of the authority.</p> <p>A motion was made by Michael Kelly and seconded by Barry Crumrine to approve the Walnut Grove final subdivision site plan, contingent on planning module approval.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>

<p><u>NEW BUSINESS:</u> NEILL SUBDIVISION – PRELIMINARY AND FINAL APPROVAL- WILSON ROAD - A-2 ZONING DISTRICT.</p>	<p>Neill Subdivision – preliminary and final approval for a two lot subdivision located on Wilson Road in the A-2 zoning district. The following letter was submitted by Gateway Engineers dated: August 17, 2018</p> <p>North Strabane Township Planning and Zoning Commission 1929 Route 519 South Canonsburg, PA 15317</p> <p>Re: Neill Plan of Lots Preliminary and Final Subdivision Wilson Road</p> <p>Members of the Commission:</p> <p>We have received and reviewed preliminary and final application for the subdivision of 10.152 acres into two (2) lots in the A-2 zoning district. The following are comments relative to the plan as prepared by McIlvried, DiDiano, and Mox LLC dated July 19, 2018, revised dated August 9 2018:</p> <ol style="list-style-type: none"> <li>1. A more detailed site location map must be shown on the plan. The map as shown does not have enough information to identify the location of the property. A more detailed site location map has been added to the revised plan dated August 9, 2018.</li> <li>2. The plan shows the creation of the two lots with a 20’ wide shared driveway easement for the Gravel Driveway. If this is to remain as a driveway to be used for both lots, we request that a maintenance agreement be developed and agreed upon between the two property owners that is recorded at the Washington County Recorder of Deeds. Upon recording, the Township requests a copy be provided for the Township files for future reference. In lieu of the shared driveway easement, the preference would be for a 50’ right of way to be established at this time if there is ever any further subdivision of the properties that create lots that do not have frontage on the public road and a location for utilities to be installed. Although both lots have frontage on a public road, the Township Subdivision and Land Development ordinance permits a private lane per §402.2 (L)1 when such a lane serves only two (2) lots that have no other access to a public street. If three (3) or more lots are created on a private lane without public frontage, a public road must be constructed in accordance with the Township Standard. The designer’s response letter of August 10, 2018 states that a copy of the maintenance agreement for the shared driveway will be provided by the client.</li> <li>3. The plan shows a gas line going through Lot 1. The easement and/or right of way for the gas line must be shown on the plan and who is the gas company is must be identified on the plan. This item has been addressed showing the 20’ Columbia Gas Easement going through Lot 1. This item has been addressed.</li> </ol>
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4. General note 1 refers to the property to be “consolidated”. The plan as submitted indicates that the property is to be “subdivided”. This must be corrected on the plan.

This item has been addressed.

5. General Note 1 states that the property is located at 124 Wilson Road and the title block indicates 128 Wilson Drive. This must be checked and corrected. In addition, Road and Drive are both used. It should be designated as Road to be consistent on the plan.

This item has been addressed.

6. Wilson Road is a State Road and a note must be added to the plan that a PennDOT Highway Occupancy Permit will be required for access if any new driveways are established.

This item has been addressed.

7. Building ties for the proposed building in two (2) directions should be indicated on the plan for Lot 2.

This item has been addressed.

8. The requirement for a planning module must be reviewed by the Township Planning Coordinator.

This item has been addressed.

All the items of our letter of August 7, 2018 have been addressed and the plan is in order for consideration.

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

Chris Frank, The Office of Horace Trumbauer, was present, representing the property owner and asked for final approval for the Neill subdivision. He stated all outstanding requests from Joe Sites have been addressed. Margaret stated to make sure the planning module approval is a contingency, because we are going to submit that to Washington County Sewage Council to submit to the DEP. This an on lot system.

<p>MOTION TO APPROVE NEILL SUBDIVISION LOCATED ON WILSON ROAD</p>	<p>A motion was made by Barry Crumrine and seconded by Michael Kelly to approve Neill subdivision preliminary and final for a two lot subdivision located on Wilson Road in the A-2 zoning district, contingent on planning module approval.</p> <p><u>ROLL CALL OF VOTES: 4 YES – 0 NO</u></p>
<p>ASA – ACKNOWLEDGMENT MALACHOSKY</p>	<p>Addition to ASA - acknowledgment of request to add parcel number 520-004-00-00-0017-00 consisting of 22.28 acres owned by Edward and June Malachosky to the existing Agricultural Security Area.</p> <p>The members acknowledged the Malachosky addition to the Agricultural Security Area.</p>
<p>OTHER BUSINESS:</p>	<p>There was no other business to discuss.</p>
<p><u>ADJOURNMENT:</u></p>	<p>Barry Crumrine made a motion and Michael Kelly seconded to adjourn the meeting at 5:37 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>