

Canonsburg Borough Conditional Use Hearing

Monday, February 14, 2022

6:15 PM

CALL TO ORDER:

The meeting was called to order by Mr. Chandler at 6:15 pm.

Moment of Silence called by Mr. Chandler.

Pledge of Allegiance

Roll Call:

Mr. Eric Chandler, President - Present

Mr. John Severine - Present

Mrs. Tina Bails - Present

Mr. Edward P. Yorke - Present

Mr. Richard Russo - Present

Mr. Harold Bowman - Present

Mr. Richard Bell - Present

Others Present: Borough Manager Denise Lesnock, Solicitor Joseph Dalfonso,

GUESTS:

PUBLIC COMMENTS:

ITEMS TO BE CONSIDERED:

Adoption of a new Subdivision and Land Development Ordinance

ENGINEER'S REPORT:

SOLICITOR'S COMMENTS:

Joe Dalfonso, Solicitor – The current SALDO was enacted by this council in February 1998.

A lot has changed since 1998 in the Borough of Canonsburg. At some point, a few years ago,

Mackin Engineering was hired to put together the Subdivision and Land Development

Ordinance. It was likely in conjunction with the Zoning Ordinance that was adopted in 2014 and subsequently, this council passed a new zoning ordinance. The purpose of new SALDO is to make sure that it is consistent with your zoning, and it coordinates development with a plan of different sections of town. The design standards have been updated in terms of the subdivision process, any grading that would be required, etc. Your current SALDO right now has some design provisions in there that should point back to your zoning ordinance which the new one will do. For instance, a single-family residence in a R-1 district your SALDO shouldn't give the lot size, your zoning ordinance should. Any compliance will be pointed back to the zoning ordinance, and it's been updated in accordance with the municipalities planning code as well. In line with that, this was advertised for 2 weeks, council had to provide the opportunity to the Washington County Planning Commission as well as the borough's Planning Commission to give any comments which would be incorporated into tonight's hearing. The county did send some comments that were minor revisions to the plan, that were complied with and there were no comments from the borough's planning commission. That leaves us to where we are tonight.

Mr. Chandler – asked if there were any questions for Mr. Dalfonso regarding SALDO?

Mr. Russo – If I have an issue which happens often, I don't know where to go planning or zoning, this should direct me back to zoning in all cases?

Mr. Dalfonso – It would tell you what your lots have to be, but really what this is for is if you're trying to develop land, sub divide a parcel or combining lots, things of that nature. That is the primary focus of this.

Mr. Russo – Can I do this without going to zoning?

Mr. Dalfonso – You can't divide any land without going to at least the planning commission

Mr. Russo – So this just a template of what you need to do, but I still need to go to zoning?

Mr. Dalfonso – You may need a variance or something along those lines. You can look at your SALDO in two ways. One, its for a new development, another plan of lots and you will have to follow the procedures in here, but let’s say you want to sell a piece of your property to someone, you will have to follow this procedure and that’s what would trigger the zoning because maybe the lot it too small.

Mr. Russo – Ok

COUNCIL COMMENTS:

ADJOURNMENT:

Motion by Mr. Yorke to adjourn the meeting at 6:22 PM. Seconded by Mrs. Bails

All in favor.

Meeting adjourned at 6:22 PM.

Submitted by:

Melissa Graff