

**Fw: Agricultural Security Area/South Strabane Township, [REDACTED] - ACRE**

Sent: Monday, April 27, 2020 10:46 AM

To: [REDACTED]

Good morning Attorney Willig,

I have been given you contact information from [REDACTED] Washington County Planning Office. I have forwarded you our email conversations below.

Update: We have submitted what the township requested, a second building permit application with the exact location of the horse barn and with setbacks included and the manure storage area indicated. We did not include a fence permit because fence permits are not required in our township on agricultural property. We mailed and emailed the new application on April 14, 2020. We have not heard anything from the township since then.

For your reference here is the township ordinance pertaining to agricultural/ horse barns/fencing:

**FARM**

A site of 10 acres or more used for the pursuit of agriculture , as defined herein.

**Agriculture and related uses.**

**§ 245-177**

When authorized by this chapter, agriculture, agricultural sales, boarding stables, commercial greenhouses, kennels, private stables and riding academies shall be subject to the following requirements:

- A.** Storage of manure and odor- and dust-producing substances shall be located at least 200 feet from any property line.
- B.** Any stable or other building used for the sheltering, keeping, raising or feeding of horses, livestock and poultry shall be located at least 300 feet from any property line.

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**§ 245-172 Special yard requirements.**

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In addition to the yard requirements specified in each zoning district, the following yard requirements shall apply in all zoning districts to the applicable circumstances described below:

- (3)** Fences.

(a) No fence in any zoning district shall be constructed in any public street right-of-way. Fences in all zoning districts shall comply with the clear sight triangle requirements of § 245-172D of this chapter.

(b) Fences accessory to a farm shall be permitted in any required yard, provided the maximum height shall not exceed six feet. A permit shall not be required for farm fences.

Thank you for reading through all of this. We have tried to work with South Strabane Township, with no luck and more delays.

Please let me know if you need anything additional and what your thoughts are.

Thanks again,

[REDACTED]

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From: [REDACTED]  
Sent: Monday, April 6, 2020 9:50 AM  
To: [REDACTED]  
Subject: Re: Agricultural Security Area/South Strabane Townsh[REDACTED]

Hi [REDACTED]

Good morning. I received a response from the state and they think your situation as described in the email from April 1 could be a potential "ACRE" case since it involves denial to build an ag structure on a property that is zoned agriculture. You may reach out to the Attorney General's office to request an ordinance review.

Contact is Attorney Rob Willig –

[REDACTED]

I hope this helps!

[REDACTED]

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From: [REDACTED]  
Sent: Thursday, April 2, 2020 12:00 PM  
To: [REDACTED]  
Subject: Re: Agricultural Security Area/South Strabane Townsh[REDACTED]