

CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS  
OCTOBER 18, 2011

Harlan G. Shober, Jr. – Chairman called the regular meeting of the Chartiers Township Board of Supervisors to order at 7:00 p.m. Tuesday October 18, 2011. Mr. Shober asked all present to stand for the pledge of allegiance.

**ATTENDANCE:**

Attending this evenings meeting were Supervisors A. William Kiehl, Richard W. Metzler and Mr. Shober. Additionally in attendance were James Liekar-Solicitor; Samuel R. Stockton-Township Manager; Daniel Slagle-Township Engineer; Edward Jeffries-Public Works Director; Harold Ivery, Jr.- Planning/Zoning and Wendy Williams-Recording Secretary.

**VISITORS TIME:**

**Mrs. Sue Hall**  
**575-581 Arden Rd**  
**Washington, PA 15301**

Mrs. Hall stated concerns that a neighbor on the adjacent constructed a garage on or near the property line possibly without a permit and in violation of townships ordinances. She also expressed concern that the neighbor erected a fence several feet into her property and placed a house trailer too close to the property line. Mrs. Hall was informed that the fence issue was a private matter between her and the neighbor. The issues concerning the location of the garages and trailer and proper permits will be investigated by the township .A follow-up report is to be provided at the November 1, 2011 Supervisor's meeting.

**Mrs. Chris Simpson**  
**30 S Johnson Rd.**  
**Houston, PA 15342**

Mrs. Simpson attended a Zoning Hearing Board last evening regarding a proposed powered steel mill in her area. Mrs. Simpson is concerned with additional truck traffic. Have any routing instructions or conditions been discussed?

Mrs. Simpson was informed that the Company is looking at two (2) different sites one in Allegheny County. Although the Zoning Hearing Board approved their request for a building height variance this does not necessarily mean that they are committed locating in Chartiers Township. The applicant would be required to appear before the Planning Commission presenting plans for buildings etc. The Supervisors acknowledged that additional truck traffic is an issue that needs to be

considered and addressed. They will await recommendations from the Planning Commission.

**Mr. Kenneth Britten**  
**Representative Chartiers-Houston**  
**Community Library and**  
**Canonsburg Lyons Club**

Mr. Britten informed the Board of a pictorial booklet regarding the history of Chartiers Township and Houston Borough is on sale, at the cost of \$15.00, at the Library. Proceeds are to be shared between the Chartiers-Houston Community Library and the Lions Club.

**Mr. Patrick Cooper**  
**Gateway Engineers**

Mr. Cooper is representing Maronda Homes. Mr. Cooper is approached the Board as to how the Maronda Plan could be modified for single-family dwellings. The current plan was approved in 2005 as townhouses. Maronda Homes representative met with the Zoning Hearing Board, however the Board felt this proposed plan should be heard before the Supervisors due to it being a private residential development (PRD). The current minimum lot size required is 60-ft width lots and Maronda is proposing 50-ft width lots. The Supervisors acknowledged that there is likely to be some concerns over the distances between adjacent homes being too close. This matter is to be referred to the Planning Commission for their review.

**Mr. Charles Cushey**  
**408 Railroad St.,**  
**Houston, PA 15342**

Mr. Cushey's concern is the excess of garbage in the area and, also, the continuous burning in the area. Mr. Cushey gave the Board pictures. The Chief is to be notified anyone they find burning illegally is to be fined on the spot.

#### **APPROVAL OF MINUTES:**

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the Board of Supervisors minutes of October 4, 2011 as presented. Motion carried.

## **STAFF REPORTS:**

### **Township Manager – Samuel R. Stockton**

Working on the 2012 Budgets.

The FCC radio license for Public Works has been updated for narrow band and the new license has been received.

Been in contact with Emily Shade, of DEP, concerning more sewer taps. Canonsburg-Houston Joint Authority has authorized 30 taps from the Authority's 2011 allotment for Chartiers Township.

Attended a meeting with the developer of Paxton Grove, his engineer the Township Engineer and Supervisor Kiehl concerning the Township Engineers Letter of Final Matters.

Contacted K&B Contracting and spoke to Jerry Bistarki concerning a price quote for the Police Exterior Wall Covering Project.

I have requested our Insurance Broker to test the market for better insurance rates for all our insurances renewing in February 2012.

Ted Toth of Verizon states FIOS Internet and voice is expanding in the Township, however, no TV service will be available in the near future.

Supervisor Harold Whyel, Supervisor of PA DOT Municipal Services and left messages concerning the repair plans for Paxton Farms and Kings Roads.

The NRA Source Book CD for firing ranges has been ordered.

The invoice for A&S Landscaping for 2010 sewer restoration project is \$5,870.00.

Next week I will be meeting with PA DOT Municipal Services to get the 2011 Paving Projects approved for Liquid Fuels.

Continue to work on the 2012 Budgets.

Attending a half-day seminar on Friday October 21, 2011 on Advanced Labor Law.

### **Public Works Director – Edward Jeffries**

Trucks – The 1995 International, Harben jetter, 1995 Dump are all being repaired.

Paved-Potholes – We have been patching some of the roads we have on the shot and chip list we are about 85% completed.

Storm Drains – We will be repairing the storm drains on Gormley and Barnickel next week. We will be jetting the cross drains after we remove the leaves from the berms on the country roads.

Trees – We have cleaned up the tree limbs and debris from the storm over the weekend.

Guide Rails – I still haven't heard anything back on guide rail.

Park – The park will be closed and gate locked Friday October 21, 2011.

Building – We are still waiting on removing the items from Pine Lawn Home.

Sewer Lines – We are still waiting on the riser we ordered when they come in they will be installed.

#### **Planning/Zoning Officer – Harold Ivery, Jr.**

Supervisor Metzler asked Mr. Ivery to summarize the Zoning Hearing Boards meeting held last evening regarding the proposed steel mill in terms of a business considered to go on Johnson Road. Mr. Ivery informed the Board that it is a specialty steel plant, an approximate 80,000 square foot plant. They appeared before the Zoning Hearing Board was on the building height. The ordinance calls for 50-ft and they want to go 75-ft. and the Zoning Hearing Board granted the variance. The entire proposal is to be considered by the Planning Commission.

Supervisor Kiehl questioned the status of the piping on McClane Farm Road. Mr. Ivery is to follow up on this matter.

#### **Township Engineer – Daniel Slagle**

#### **Development Proposals**

1. **Chartiers Industrial Park Site Plan** – Construction started 8/15/11. PaDEP is requiring a Planning Module for the holding tanks. **The Developer is currently revising the sewer drawings. We updated the Performance Bond based on the work performed to date. No Occupancy should be granted until all Bonds are in place.**
2. **Creekside Commons** – We are currently working with the Solicitor in the preparation of the Developers Agreement

and establishing the Bonding requirement. We plan to meet with Cecil Township regarding sewerage availability.

3. **Microtel Hotel Site Plan** – We are currently working with the Solicitor in the preparation of the Developers Agreement and establishing the Bonding requirement.
4. **Markwest Rail Yard**– We reviewed the revised Rail Yard plans submitted on 9/16/11 to construct a rail line from Westland to Southview of which 1 mile is in Chartiers Township. We also attended a meeting on 9/16/11 to review the project. We prepared a suggested list of conditions for approval.
5. **Markwest Rail Yard Grading Permit** – We prepared the Markwest Rail Yard grading permit to grade 118 Acres and established the required Bonding.

#### **Capital Improvement Projects**

1. **Midland Act 537 Plan** – We applied to PaDEP for \$19,204.60 reimbursement of the Midland Act 537 Plan on 6/29/11.
2. **Midland Sewer Project** - The design level construction drawings, technical specifications, WQM Part II Permit (\$500), the GP5, GP8 and NPDES Permit (\$600) were all submitted to PaDEP/WCCD for review. We are updating the Construction Drawings based on the Utility data.
3. **Midland Sewerline Easements** - We are currently preparing developing property data and preparing the required sewer easements based on the preliminary sewer layout.
4. **PennVEST Financing** – PennVEST will not accept the project until the PaDEP Permits are in place. The next PennVEST application cut-off is November 16, 2011 with a January 25, 2011 Board Meeting.
5. **McClane Farm Act 537 Plan** - The McClane Farm Act 537 Plan is 75% complete.
6. **Community Center RACP Grant Application Grant** - We prepared the PNDI and PHMC requests for the project.

7. Local Share Account Grant - The Manager and I updated/submitted the LSA Grant Application on October 14, 2011 for \$1,278,000.

#### On-Going Developer Projects

1. Paxton Grove Plan - We prepared the letter of Final Matter and met with the Manager/Developer on 10/17/11 to review outstanding items.

#### On-Going Township Projects

1. Act 167 - Municipal Separate Storm Sewer System (MS4) - We have reviewed and commented on the new stormwater Ordinance as required by PaDEP.
2. 2011 Tap Request - PaDEP released 30 additional taps. We are currently preparing the 2012 Tap Request.
3. Act 57 Tapping Fee Calculation - We updated the Township's Act 57 Tapping Fee Calculation. Request meeting to review the tapping fee report.
4. Infiltration/Inflow Reduction Program - Jet Jack is completing the CCTV work which should be completed the end of the month.
5. 2010 Sewer Rehabilitation Project - The Landscaper restored the yards funded by the \$2,000 hand money on 10/10/11.
6. 2011 Sewer Rehabilitation Project - The Contractor has notified the residents and started the project on 10/5/11. The project is 30% complete.
7. 2011 Paving Project - The project was awarded to El Grande @ \$50, 675 and Youngblood Paving @ \$176,529.60. We prepared the Contract Documents.
8. 2011 Demolition Project - The project was awarded to Stewart @ \$21,000 for demolition of the house/garage, disconnect the utilities, remove/dispose of all material, fill

**the foundation, grade and restore the site. We prepared the Contract Documents.**

- 9. Township Subdivision and Land Ordinance - The PC is currently evaluating the new Construction Standards. **We are currently updating the Land Development and Subdivision Ordinance. We prepared suggested Subdivision/Site Plan Approval and Acceptance Alternatives.****
- 10. Roadway Opening Ordinance - We prepared suggested language for consideration by the PC, Supervisors and Solicitor.**

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve a Resolution that Chartiers Township hereby requests an LSA grant of \$1,278,000.00 for the Department of Community Economic Development (DCED) Redevelopment Authority of the County of Washington (RACW) to be used for the construction of Interceptor and Collection Sewers to serve the Plum Run Road watershed in the Midland area of the Township. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize the Township Manager to set up a workshop regarding updating the Land Development and Subdivision Ordinance. Motion carried.

**Solicitor – James Liekar**

A copy of the Right-of-Way for Buccaneer Drive was sent to the Township. The Board questioned a 20-ft right-of-way extending from the end of the portion of the road to be the back of the township property. The neighboring property owner is to be contacted.

**SUPERVISOR REPORTS:**

**Mr. Shober :**

Vetech Bridge is becoming dangerous. Due to it becoming a safety issue a motion was made by Mr. Kiehl and seconded by Mr. Metzler to close and repair bridge not to exceed \$10,000.00. Letters are to be distributed to those property owners affected to the closure.

**Mr. Kiehl** No Report

**Mr. Metzler** No Report

**OLD BUSINESS:**

None

**NEW BUSINESS:**

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to authorize payment of invoices (General Fund: Check #26419-2655: \$175,917.44; Light Fund: Check #1408-1409: \$4,617.81; Fire Hydrant Fund: Check #1420, 1421-\$3,670.69; Revenue Gaming Fund: Check #1018: \$21,663.00 (Mower/Tractor Payment) Sewer Fund: Check #2438-2442:” \$8,515.50; Route 18 SLE Fund: Check #1045,1046: \$6,198.27; Total All Funds: \$220,582.71). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2008 Non-Resident refunds in the amount of \$437.64. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2009 Non-Resident refunds in the amount of \$540.56. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2010 Non-Resident Refunds in the amount of \$2,105.82. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve 2011 Non-Resident refunds in the amount of \$12,773.54. Motion carried.

**DISCUSSION ITEMS:**

A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve the request from Relay for Life to waive the meeting room fee for October 27, 2011. Motion carried.

Discuss authorizing the Solicitor to advertise for a public hearing to rezone a portion of Front Street – The Supervisors discussed the informal request and recommended the resident(s) make a formal request through proper channels to rezone the property from residential to commercial.

Discuss 2010 Sewer Inflow and infiltration project restoration costs – Property at 142 Adlin Avenue (Daniels) needs topsoil, reseeded. Public Works is to restore his property.

A motion was made by Mr. Metzler and seconded by Mr. Kiehl to approve the invoice totaling \$5,870.00 to A&S Landscaping for the Adlin Avenue Sewer Restoration Project. Motion carried.



A motion was made by Mr. Kiehl and seconded by Mr. Metzler to approve Chief Horvath's request to approve the purchase of four (4) narrow band radios for a cost of \$2,580.00. Motion carried.

Discuss Washington County Planning/PA DOT repair Paxton Farms and Kings Road – A walk through inspection was done by Supervisor Metzler, Sam Stockton and Ed Jeffries. Mr. Jeffries marked the spots to be repaired and he is to complete marking tomorrow. PA DOT is to recalculate damages by Friday.

Discuss Allison Hollow Road repair/reconstruction – Range Resources is asking that Township Specification be completed from Pike Street to Hickory Ridge. The Township Supervisors will meet with Range Resources representative to discuss options for jointly reconstructing the road. Supervisor Metzler suggested the Township also consider addressing the trees that are too close to the road edge and large branches overhanging the road with limited overheads clearance.

### **EXECUTIVE SESSION**

None

### **ADJOURNMENT:**

A motion was made by Mr. Metzler and seconded by Mr. Kiehl to adjourn the meeting at 9:14 p.m.

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Richard W. Metzler  
Township Secretary

Wendy Williams – Recording Secretary