

**CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
March 28, 2017  
4:00 P.M.**

**EXECUTIVE SESSION ANNOUNCEMENT:**

Please be advised that the Board of Supervisors met in Executive Session on Tuesday, March 28, 2017 from 3:38P.M. to 4:00P.M. to discuss litigation and personnel matters.

**ATTENDANCE:**

Attending this meeting were Supervisors Glenn Alterio, John M. Marcischak and Mr. Kiehl. Also present were Jodi L. Noble-Township Manager; James Liekar-Solicitor; Jennifer Slagle-Township Engineer; Ed Jeffries-Public Works Director; and Bev Small-Recording Secretary.

**VISITORS TIME:**

1. John Johnson of 821 McClane Farm Road addressed the Board regarding his prior requests to install a Ham Radio tower on his property. The Township Manager informed him that a variance would be needed and the fee for that is \$500.00 per that direction given to Mr. Johnson previously per the former Zoning Officer.
2. Don Peiffer of 110 Piatt Estates Drive, addressed the Board seeking an update of the status of the stormwater and drainage issue affecting his and a neighboring property. The Township Engineer responded that a letter was sent to the builder requesting them to install a yard drain as discussed with the hope of an answer by the next meeting. The next development phase is starting and grading should alleviate the issue by sloping the drainage away from the property. If not, Gateway will continue the process to resolve the situation.

**DEVELOPERS TIME:**

1. A motion was made by Mr. Alterio and seconded by Mr. Marcischak to approve the Cooper Crouse Hinds Preliminary/Final Minor Subdivision as recommended by the Chartiers Township Planning Commission at their meeting of March 21, 2017 and in accordance with the Township Engineer's clean letter dated March 27, 2017. All Supervisors voted yes. The motion carried.
2. A motion was made by Mr. Alterio and seconded by Mr. Marcischak to enter into a Road Use and maintenance Agreement with Energy Transfer for the use of 0.69 miles of Ullom Road conditional upon receipt of the appropriate financial security as recommended by the Director of Public Works and Township Manager. All Supervisors voted yes. The motion carried.

3. A motion was made by Mr. Alterio and seconded by Mr. Marcischak to schedule the Public Hearing for the Federouch rezoning request on Western Avenue as recommended by the Planning Commission at their meeting of March 21, 2017 for April 25, 2017. All Supervisors voted yes. The motion carried.

## **STAFF REPORTS:**

Planning Commission meeting of 3/21/17 – The Township Manager updated the Board on the following items:

- Popeck Subdivision – This was tabled due to sewage issue.
- Cooper Crouse Hinds Subdivision – This was recommended for approval.
- Medical Marijuana Zoning Amendment – The Planning Commission recommended the Ordinance with no changes for the hearing scheduled for April 11, 2017
- Western Avenue Hearing – This is scheduled for April 25, 2017

Department Reports were accepted as submitted.

## **SUPERVISOR REPORTS:**

Mr. Kiehl – No Report

Mr. Marcischak – No Report

Mr. Alterio- No Report

## **APPROVAL OF MINUTES**

A motion was made by Mr. Alterio and seconded by Mr. Marcischak to approve Board of Supervisors Meeting Minutes of February 7, 2017 and Regular Meeting of February 21, 2017, as presented. All Supervisors voted yes. The motion carried.

## **OLD BUSINESS:**

1. A motion was made by Mr. Alterio and seconded by Mr. Marcischak to table the offer of employment for the position of the Parks and Recreation Director until the April 11, 2017 meeting. All Supervisors voted yes. The motion carried.
2. A motion was made by Mr. Alterio and seconded by Mr. Marcischak to approve Saturday, April 29, 2017 as a “rain date” for the Keep Washington County Beautiful clean-up on Allison Hollow Road. All Supervisors voted yes. The motion carried.
3. A motion was made by Mr. Alterio and seconded by Mr. Marcischak to authorize advertising of the 2017 Road program for a base bid of 3<sup>rd</sup> and 4<sup>th</sup> Streets in Houston, the designated portion of Gretna Road as an Add Alternate A and the Houston Borough portions of 3<sup>rd</sup> and 4<sup>th</sup> Streets as Add Alternate B if authorized

by the Houston Borough as recommended by the Township Manager, Director of Public Works and the Engineer. All Supervisors voted yes. The motion carried.

#### **NEW BUSINESS:**

1. A motion was made by Mr. Alterio and seconded by Mr. Marcischak to authorize payment of invoices (General Fund: Checks # 31823-31843: \$71,474.36; Sewer Fund: Checks # 3041 – 3044: \$11,214.02; Act 13 Impact Fee Fund: Checks # 1123, 1124: \$14,300.80; Capital Reserve Fund: Check # 1198: \$215.00; RTE 18 SLE FUND: Check # 1239: \$564.50; Local Services Tax Fund: Checks # 1178 -1180: \$2,011.73; CC Operating Fund: Checks # 1432-1435: \$1,370.57; TOTAL ALL FUNDS: \$101,150.98.) All Supervisors voted yes. The motion carried.

#### **DISCUSSION ITEMS:**

1. McClane Farms Road Sewer Project – Mrs. Noble referenced the meeting with the DEP about Penn Vest. The Project Engineer has completed the bidding specs and has forwarded those to DEP. The documentation needed for the Township responsibility at this point is to get documentation of the failed septic system and wildcat systems. The Board needs to consider who they will want to inspect the Contractor's work on the project.
  - ❖ A motion was made by Mr. Alterio and seconded by Mr. Marcischak to authorize retaining the Washington Sewage Council to conduct septic system inspections in the McClane Farm Road Sewage Project. All Supervisors voted yes. The motion carried.
2. Ballfield Development – Status Quo
3. Midland Sewer Project Update – Restoration is dependent on the weather. Mr. Liekar indicated that hearings are scheduled for mid-April on the Tap-ins, payments and citations. Sewer fee calculations need further study.
4. Summerfield Estates/Moninger Roads – The Township Engineer has reviewed and the cost estimates for bonding the existing roads in preparation for the Township to take over. Money is in escrow for the 1.5 inch wearing course after completion of the bonding process and final approval should go to the Planning Commission in April.
5. Kingston Estates Public Improvements – Mrs. Slagle reported that there are no updates currently but the plants are open and activity should begin within the next month or so.
6. Paxton Grove Public Improvements – Same as above

7. Linda Lane Cul-de-Sac – This is pending the Right of Way permission from the adjacent property owner. Mr. Jeffries stated that AJ Strimel called and said he will pave both Paxton and Linda Lane at the same time
8. CDBG Grants – The Township Solicitor reported that Washington County has the information needed and are ready to proceed on the five (5) properties that have agreements signed.
9. 2016 Road Paving Status Update – The Township Engineer just needs to get the schedule from Victor Paving for them to handle the outstanding issues.
10. 2015 Sewer Rehab Update – The Township Manager had a call from the property owner stating that the tree was cut down but the contractor refused to grind it. There is still a landscaping issue between the two affected properties. The Public Works Director reported that the tree was removed
  - ❖ A motion was made by Mr. Alterio and seconded by Mr. Marcischak to authorize the work per the quote received previously to grind the stump effective April 1, 2017. All Supervisors voted yes. The motion carried.
11. LGA Intern – Mrs. Noble will go on March 30, 2017 to the University of Pittsburgh for the Intern Fair to meet and obtain possible candidates to be interviewed to work in the planning department to bring our filing system in a workable order.
12. Community Center Sign – Mrs. Slagle presented an exhibit detailing the sign schematic and the wall base for the Township Manager to take to Superintendent George and Mr. Bennett and then to the School Board for visual and informational purposes. The location for the sign is based on clear-site triangle positioning without interference for sewer lines and easements.
13. Arden Mines Road Sewer Request – The Township Engineer provided an updated estimate of the cost for 5,800 feet of an all gravity sewer line at an approximate cost of \$2 million for fifteen (15) homes of which a majority are on Washington County property.
14. Sewer Rate Review – Mrs. Slagle reported that she has reached out to Widmer Engineering to make their CAD survey files accessible to provide more information to fine tune calculations. Dan Deiseroth will continue working on alternatives for rates to present to the Board in April for consideration to allow for changes to be implemented for the third (3<sup>rd</sup>) quarter billing cycle.
15. CHJA Sewer Rate Increase – The Township Engineer stated that Gateway analyzed the rate increase of 7% over a five (5) year period of 2017 – 2021. That will generate over \$4 million in funding and includes CHJA floating a 30 year Bond for improvements. Gateway will provide a letter for our files.

16. Arden Mines Road Slide – Mrs. Noble reported that West Penn Power agreed to a temporary Right of Way to relocate the pole for the repair process and then return it to the original permanent location after completion of the slide repairs. The owners just returned from being out of town and will sign the ROW permission forms.
17. Summer Playground Program – The Township Manager stated that there is interest generating for this coming season and she has advertised for the Leader and Counselor positions as approved by the Board.
18. GIS Status – The Township Engineer provided a copy of the overall map of the Township. The County provided all the parcel and owner information for digital use. Mrs. Slagle will get a cost estimate from Widmer Engineering to process the data for adding the Zoning overlay as well as the Sewer System and priority programs as determined necessary for future add-ons for Township use.
19. Intergovernmental Cooperation – Mrs. Noble investigated the interest and potential for a joint agreement among the four (4) neighboring municipalities regarding large capital expenditures to share costs and usage among them. It is too late for the current year but is of interest to cooperate in the near future.
20. Lawn Street Stormwater Issue – Mrs. Slagle and Mr. Jeffries met on site Mr. Flowers regarding the on-going issue of flooding and the manhole that acts like a geyser. Public Works will jet the line and televise to determine the source and cause of what is happening so that corrections can be made.
21. 2019– 2022 TIP Project Submission – TIP is the Transportation Improvement Plan for State Roads where funding can be requested by Municipalities for specific project improvements. The Township Manager received a suggestion from the County suggesting that CT requests Infrastructure repairs and improvements to the deteriorating Stormwater system associated with state roads. Mrs. Noble will gather and submit testimony with accompanying pictures to request the funding.

**PUBLIC COMMENT:**

None

**THE Regular Meeting recessed at 5:00 p.m. to the Joint Meeting with the Chartiers Township Planning Commission.**

Supervisor Kiehl called the joint meeting of the Chartiers Township Board of Supervisors and the Township Planning Commission to order at 5:12 p.m.

**ATTENDANCE:**

Attending the joint Board of Supervisors and Chartiers Township Planning Commission meeting were Supervisors Glenn Alterio, John M. Marcischak and Mr. Kiehl. Also

present were Jodi L. Noble-Township Manager; John Lieberman, PC Chairman; Lee Nickovich, PC; Gerald Chambers, PC; Keith Straight, PC and Bev Small-Recording Secretary.

## **DISCUSSION ITEMS:**

### **2017 Goals and Priorities**

The members of both Boards as listed in the attendance discussed direction, prioritizing items needing action and options and approach for resolution of various topics listed below:

1. Oil and Gas Zoning Amendment:
  - Incorporate final information into the rough draft for the May 18, 2017 Planning Commission Meeting.
2. Cul-de-Sacs (SALDO - *Subdivision And Land Development Ordinance*):
  - Consistency with regulations
  - Connectivity and Road access from adjacent properties
  - Cul-de-sacs based on topography conditions
    - Alleviate current discrepancies by modifying the definition
3. Fence Regulations (Zoning):
  - Minimum footage required for fencing based on property line
  - Require surveys
4. Technical Amendments (Zoning):
  - Bundled amendment to clean up out of compliance Ordinances
5. Buffer yards (Zoning):
  - Minimum footage required for residential between industrial areas
  - Maintenance and preservation
6. Sidewalks (SALDO):
  - Require on one side in new developments; Minimum width per ADA
  - Not Township road responsibility pending sidewalks installed
  - Enforce Developer requirements opposed the Homeowners
7. Landscaping Requirements (SALDO):
  - Increase Public Parking area for Townhouse Development
  - Specs for trees, front yard light posts, common areas
  - HOA responsibilities

8. Impact Fees for General Infrastructure:

- No fees evident – consult Twp. Solicitor re: Stormwater

9. Parks and Recreation Impact Fees (SALDO):

- Common Space
- Impact fees – provide development funding
- Calculate inflationary rate formula built into Ordinance

### **Informational Issues and Status**

1. Planner/Zoning Officer Status – Position advertised - receiving resume's
2. Communication and Coordination – Key to progressing – call for joint meetings as deemed necessary ; Comprehensive Plan due for 2018 – input from both Boards needed
3. Minor Subdivisions – Current Ordinance does not require going to Planning Commission
  - Change technical definition of a “minor sub-division” [2-3 lots – not 6]
  - Industrial & Commercial Zoned go to Planning Commission
  - Residential Zoned go to Board of Supervisors
4. Rezoning of Racetrack Road Area – Explore options, pros & cons to consider rezoning the corridor up to 4<sup>th</sup> Street.
  - Take into consideration resident perceptions of nature of proposed business
  - C-1 zoned Neighborhood Commercial District –services to neighborhood
  - C-2 zoned Regional Commercial– retail oriented -other areas come in
5. General Discussion / Concerns – Communicate items to Mrs. Noble to list on the next PC meeting Agenda.
  - All present expressed positive comments and productivity of this combined discussion meeting.

### **ADJOURNMENT:**

The meeting adjourned at 6:35 P.M.

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John Marcischak  
Secretary

Bev Small – Recording Secretary