

**CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
April 27, 2021
5:00 p.m.**

EXECUTIVE SESSION ANNOUNCEMENT

Please be advised that the Chartiers Township Board of Supervisors met in executive immediately prior to this meeting from 4:15 pm to 4:55 pm to discuss personnel and litigation matters.

ATTENDANCE:

Attending this meeting were Supervisors A. William Kiehl, Bronwyn Kolovich and Mr. Friend. Also present were Jodi L. Noble-Township Manager; James Liekar-Solicitor; Jennifer Slagle-Township Engineer; Adam McGurk, AICP Planning Director; Ed Jeffries, Public Works Director; Jessica Walker, Parks & Recreation Director, Recording Secretary and Jamie Rozzo. ABSENT: Chief of Police; James Horvath

VISITORS TIME

DEVELOPERS TIME

1. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the Moritz Property Planned Residential Development Request for Modifications, as submitted by the applicant on January 8, 2021, as recommended by the Planning Commission at their March 16, 2021 meeting. All supervisors voted yes. The motion carried 3-0.

Adam McGurk, AICP Planning Director submitted a DRAFT copy of Exhibit A. Mrs. Kolovich asked if there would be timeline stipulations.
Township Manager: Jodi Noble confirmed there would be timeline stipulations.

Cynthia Cowie 231 McClane Farm Road- Mrs. Cowie read and submitted a letter regarding concerns on the Moritz Property Development request. She Attached a sheet signed by other residents that are concerned about the issues stated in the letter. Also, they are asking the Board to require additional access roads to alleviate traffic and safety concerns that would affect their road. Mrs. Cowie would like for a representative from their community to be permitted to attend meetings

and help in the decision making on behalf of the residents that will be affected by construction.

Diane L. Caprio 246 McClane Farm Road- Miss Caprio has asked for William Kiehl to recuse himself from the Moritz Property Planned Residential Development. Mr. Kiehl asked the Solicitor to address that request.

Solicitor: James Liekar stated there is no reason for William Kiehl to recuse himself from voting on the Moritz Property Planned Development.

Linda Luisi 229 McClane Farm Road- Mrs. Luisi does not agree with the Moritz Property Planned Development. She has asked the BOS to be responsible in their decision making. They have flooding issues already and are concerned the Development will make it worse.

Gretchen Carl 284 McClane Farm Road- Miss Carl has had issues with flooding in her home, and the expense to go with it, due to insurance not covering the cost. She is concerned about additional flooding issues due to the Moritz Property Planned Residential Development.

Lori Greene 1028 Sabino Drive- Lori believes we are a community divided and that is not ok. What are we going to do about the issues, and can we say no to the development? It is evident that no one wants the development, even if they have not said that.

Mrs. Kolovich stated that we cannot say “no” to the development. The property is zoned residential and is permitted to be built on. They will have to follow the rules/regulations for Chartiers Township, but if the board votes “no”, they can take the case to court. Also, the Board has a time frame for response under State law. If the Board were to table at this time, Scarmazzi homes have a deemed approval and would no longer be required to meet the conditions/recommendations in Exhibit A, making this a worse situation for the residents and Township.

Deborah Brower 234 McClane Farm Road- Mrs. Brower believes this has been a long process, does not want further development, has concerns for the wildlife relocating due to construction, believes there are too many houses already, and the traffic / speeding on McClane is bad. To help speeding, Mrs. Brower believes having a police officer stationed on McClane, and a speed sign would help.

Joe Schroer 247 McClane Farm Road- Would like to hear from the board on why they would approve this development.

Mrs. Kolovich stated what would happen if they did not approve the development? Legally the Board cannot deny residential development that meets the Township ordinances. That is State law. The land is zoned for residential building. They cannot say no to the plan, just because they don't like or the residents don't like. The Board is bound to follow the State and Township regulations for development, which allow property owners to develop their land. By approving it with conditions, the Township and residents are getting some improvements, commitments, and additional items to mitigate the impact that they can not require.

Mr. Liekar explained that if the BOS did not approve the development, the

developer could go to court and then a judge would decide. The developer meets the qualifications for the PRD, and the responsible thing to do is to approve the PRD **with conditions**. If denied, and approved by the courts, the developer would not have to abide by conditions in the agreement.

Mrs. Cowie stated she understands the legality and the Township must let them build, but they can request requirements for separate roads so it is not as congested.

Bernadette Simmons 205 Bridle Lane-Does not believe this is a good plan and the roads and traffic situation need to be better.

Sandra Allen 246 McClane Farm Road would like to know if the setbacks and townhomes can be denied?

Adam McGurk stated the PRD gives Chartiers flexibility to work with the developer on this project. They are permitted to build town homes within the Ordinance and cannot be denied.

Chuck Schulte 375 McClane Farm Road-Chuck would like to know if the property always been zoned residential, or has it been changed? Can the sewer withstand multiple new residents?

Adam McGurk stated that the property has been zoned residential for over 30 years and the developer is responsible for the additional sewage. The developer will be working with local sewage authorities as well as the DEP on the project.

Gretchen Carl would like to know if there is a site map available.

Adam McGurk stated there is a site map available at the Chartiers Township building.

Mrs. Cowie would like to know where the relocation of Barnickel Drive and Country Club Road is going to be located? She would also like for us to require the developer to complete the relocation before the development is started.

William Kiehl stated they are working with the engineer and will be contacting PenDot about an HOP.

Mrs. Kolovich stated, regardless of what we do, the developer is going to fund the project.

The BOS said they are looking at 3 different options-Hammerhead Design, Cul de sac, or taking out the hillside.

Bill Bryker 369 McClane Farm Road- Who will handle issues that arise during the construction process? How will they enforce?

Adam McGurk stated it depends on the item. The township engineer, Chartiers Township, DEP, etc. will all be involved on different aspects /items of construction. Most developers fix any issues that arise to stay compliant.

John Dzura 250 Arabian Lane-John understands we cannot stop the development. He also understands that if the development were being built by another developer, more houses would be built than in the Scarmazzi plan. His suggestions are to keep the dust down by watering roadways/truck washing stations before they go onto the road. Also, to help traffic by moving the intersection by Rubber Rolls and figuring out a remedy for the traffic on McClane and Arthur Road.

2. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the Moritz Property Tentative Planned Residential Development and Conditional Use Application, **subject to the terms and conditions** listed in Exhibit A of the Findings of Fact, as recommended by the Planning Commission at their March 16, 2021 meeting and in accordance with the public hearing of March 23, 2021. All supervisors voted yes. The motion carried 3-0.
3. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the Larry Cerciello Minor Subdivision Plan subject to the terms and conditions of the Township Planning Department review letter dated April 23, 2021, and the satisfaction of the outstanding items in the Township Engineer's letter dated April 23, 2021. All supervisors voted yes. The motion carried 3-0.

APPROVAL OF MINUTES

A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the minutes for the Regular Meetings of March 9, 2021 and March 23, 2021, as presented. All supervisors voted yes. The motion carried 3-0.

STAFF REPORTS: *NO REPORTS*

SUPERVISOR REPORTS:

Mrs. Kolovich-No Report

Mr. Kiehl – Mr. Kiehl appreciates the residents being orderly during the meeting, and thanked them.

Mr. Friend-No Report

OLD BUSINESS:

1. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the update the Chartiers Township Emergency Operations Plan as recommended by the Emergency Operations Committee and adopt Resolution R-14-2021. All supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the update the amount of \$15,606 for the Arnold Park field fencing project as recommended by the Township Manager and Director of Public Works. All supervisors voted yes. The motion carried 3-0.

3. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the following offers of employment for Summer Playground Program staff in accordance with R-1-2021, conditional upon a pre-employment drug screening, as recommended by the Parks and Recreation Director:

Rehire:

April Little: Director
Lisa Elliot: Lead
Theresa Lucciola: Lead
Barb Wilson: Substitute Lead
Mackenzie Little: Counselor
Kasey Scears: Counselor
Elizabeth Shaeffer: Counselor
Reagan Haines: Counselor

New Hire:

Brooke Weese

All supervisors voted yes. The motion carried 3-0.

NEW BUSINESS:

1. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the following Chartiers Township Community Center Rental due to the COVID-19 State of Emergency, as it is an exception to the rental policy:
\$100 – Devyn Nestor-CTCC. All supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the Change Order No. 1 for Airport Road Bridge from M&A Coatings for additional welding repairs on the steel beam in the amount of \$5,900.00 (\$2,950 Chartiers Township portion) as recommended by the Project Engineer. Roll Call Vote: Mr. Friend: NO Mr.Kiehl: YES Mrs. Kolovich: YES. The Motion Carried 2-1.
3. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve authorize payment of invoices indicated on the attached listing. Invoices to be paid are posted on the bulletin board for review. **GF WASHINGTON CHECKING: \$42,978.35; WASH.ACT13: \$35,699.61; WASH. LOCAL SERVICES TAX FUND: \$4,904.67; LIQUIDFUELSFUND: \$2,756.10; WF-REVENUE GAMING FUND:\$43,167.22;WASHINGTON.- COMM.CTR.OPER.FUND:\$977.71; SEWER FUND WASH:\$27,456.13;W-F-PAYROLL FUND:\$12,659.55;TOTAL CHECK:\$170,599.34.** All supervisors voted yes. The motion carried 3-0.

DISCUSSION ITEMS:

1. 2020 Road Program: Contract: Contract C
Independent has started the project. Township Engineer: Jen Slagle said the inspector for Gateway went out to inspect the area and Joe Sites will meet with Public Works Director: Ed Jeffries to test the area that collects with water.
2. 2021 Road Program
The Township Engineer: Jen Slagle stated the contractor was awarded and we are waiting for signatures to come back to complete the process.

3. 2021 Sewer Rehab
No update since last meeting.
4. 2021 Bond Refinancing
Township Manger: Jodi Noble stated the bond refinance closed on April 21. We are waiting for the final bond book. Rates were better than expected.
5. McClane Farm Road Culvert/Grant
The Township Engineer: Jen Slagle is going to do a preliminary walk though. When that is finished, the contractor will be back out to address the issues for completion. Township Manager: Jodi Noble has requested that Public Works Director: Ed Jeffries and herself be contacted for the preliminary walk through.

Linda Mavilla suggests caution signs near culvert and stop signs on McClane for speeding and traffic. Also, she cannot afford more damage done to her property due to construction near her home.

Joe Schroer asked about the issues the Township had with the new Culvert and how are they going to put their trust in the engineers with the issues they have had on this project.

The Board asked The Township Engineer Jen Slagle to comment.

Jen Slagle explained in depth, the issues that took place during the Culvert install, and explained the Culvert is not complete. Jen will be visiting the site with Public Works Director: Ed Jeffries and Township Manager: Jodi Noble before the project is complete.

Bill Bryker said the Culvert is beautiful and has a great slant, but the rocks are too high.

Jen Slagle said she will add that to her check list for the final inspection.

Sandy Allen said the property next to the Culvert is not a road, and the Township could have asked for an easement from the property owner to allow for better installation of the Culvert. Can conditions be placed on the traffic? She also thinks a traffic study should be done at the busier times to accurately reflect traffic flow.

Adam McGurk stated that we cannot place conditions on public roads

Cynthia Cowie stated the rocks at the Culvert are too high, and she would like her yard fixed with sod not grass seed. When she purchased her home, she had sod installed and would like the yard to be returned to its original state.

Linda Luisi would also like sod to be placed in her yard. She also purchased sod when her home was built and would like it returned to its original state. She also suggested signs be put up near the Culvert to notify cars its there. She believes its dangerous without signage.

Jen Slagle stated there is a punch list that she needs to go through. She plans on inspecting the Culvert, as well as meeting with the Township to look at what needs to be done before closing out the Construction Contract. There are issues they have been made aware of through out the process that they will need to remedy before its complete.

James Cowie asked if he could request a change order to revamp the head wall near their residence along with barriers on their side of the road. He would also like to know when someone will be out to pressure wash his and the other neighboring homes affected by the dust.

Jen Slagle stated that could not be determined at this meeting and that they would need to discuss this with Chartiers Township.

6. Barnickel and Country Club Intersection review request
Township Manager: Jodi Noble has spoken with the Engineer on this project. He plans on having a meeting next week and a site visit with PennDOT.
7. Piatt Estates Offsite Sewer Dedication
Township Engineer: Jen Slagle stated the planning module is approved and the Township is now available to issue tap- ins.
8. Arnold Park Field Development
Township Manager, Jodi Noble stated the contractor is paid as of April 27, 2021 per Agenda approval. We need to come up with a field usage plan that is fair to everyone and decide if Chartiers Teams/Residents take precedence on the field.
9. Airport and Mulberry Bridges
Jodi Noble stated that Mulberry Bridge was in worse shape than Airport Bridge. The Engineer that is overseeing the project is going to do a field observation and prepare a cost estimate to fix the center beams properly. The estimate will be sent to Chartiers and Canton Township for review.
10. EOP Plan Update
Township Manager: Jodi Noble stated the plan was updated with contacts and more emergency response items. The updated plan will be sent to Washington County. It may need updated again in the future when we update the Hazard Mitigation.
11. EMS Response Review
Township Manger: Jodi Noble stated there is no need to update the map. Currently ambulances are dispatched per their location. The current system helps with response times.
12. Summer Playground Fieldtrips
Parks & Recreation Director: Jessica Walker has received quotes on field trip costs. Unfortunately, the cost is almost double in comparison to last year. Jessica would like to proceed with as many field trips as she can with the current budget.
13. Earth Day Clean Up

Chartiers Township partnered with Range Resources to clean up along Arden Mines Road. Collectively we picked up 2 dump truck beds and one pick up truck bed of debris.

14. Library Parking Lot Request

The library has asked Chartiers with help repairing their parking lot. It has a lot of damage and potholes.

The Board and Jodi Noble determined the library is for Chartiers School District, Houston Boro, and Chartiers Township. They would need to discuss this further as they are not the property owner for this building.

15. County Elections Department Primary Polling Location Request

Washington County has asked Chartiers Township to allow Polling Stations 5 & 6 to relocate to Chartiers Community Center to allow for social distancing due to the pandemic for this election only.

A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the Washington County Polling Stations to relocate to The Chartiers Community Center for Elections. All Supervisors voted yes. The motion carried 3-0.

PUBLIC COMMENT

Robert Bradford 619 McClane Farm Road- He would like to know when the new water line will be installed on McClane Farm Road.

The board along with Jodi Noble agreed it will be installed this year, but they do not have an exact date. Jodi will get in touch with Chartiers Townships liaison from PA American Water to find out more information. They would like to have the water line installed before paving takes place.

William Kiehl stated they will have the water line installed before the road is paved. They do not want to damage done to the new asphalt.

ADJOURNMENT.

Time: 6:35 pm

A. William Kiehl
Secretary

Jamie Rozzo, Recording Secretary