

**CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
August 24, 2021
5:00 p.m.**

EXECUTIVE SESSION ANNOUNCEMENT

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

ATTENDANCE:

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

VISITORS TIME

Joe Barbano Representative for The Teamster Union 205,1184 Long Run Rd White Oak, PA 15131 and Public Works Dept spoke to the board about Chartiers Townships "Downed Tree" procedure. The Public Works Dept would like the first call instead of the Fire Dept being dispatched prior to Public Works. Their concerns are, work being taken away, delays in tree removal, and being called out after the Fire Dept., if they cannot cut and dispose of the down tree. He would like for The Board of Supervisors to take this under advisement and thanked them for their time.

Kevin Cagnon of 506 W. Pike St. Houston, Pa Union Steward for Chartiers Township Public Works Dept. stated they never had an issue in the past, this started with the new Fire Chief, last year. When the Fire Dept is dispatched, and the tree is too large for the Fire Dept. they will call Public Works. This delays the removal. He is asking for Public Works to be called out prior to the Fire Dept.

The Board of Supervisors asked if this was stated in the contract that the Public Works Department gets call outs for downed tree? Joe Barbano responded in the negative, which Jodi Noble confirmed, that it is not in the contract.

The Board of Supervisors asked how long does Public Works have to respond in an "on call" situation? Joe Barbano confirmed they have approx. 30 minutes to respond as to whether they are reporting for their on-call shift.

1. Cypher and Cypher Presentation of the 2020 Audit

Steve Cypher and Luke Rayle, CPAs at Cypher & Cypher, went over their audit for 2020 on Chartiers Township Financials, with the Board of Supervisors. Overall, it went smoothly, and financials were in good shape with an unmodified audit.

DEVELOPERS TIME

1. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve the modification request of Perryman Company from the requirements of §305-27.B.(1) of the Chartiers Township Code of Ordinances, Subdivision and Land Development, requiring that the plan shall be drawn at a scale of not less than one inch equals 50 feet for the Perryman Consolidation Plan No. 1, as recommended by the Township Planning Department and Township Engineer. 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 Perryman Consolidation Plan No. 1, subject to the terms and conditions of the Township Planning Department letter dated August 18, 2021, and subject to the satisfaction of the outstanding items in the Township Engineer's letter dated August 16, 2021. All Supervisors voted yes. The motion carried 3-0.
3. Brian Metzler with T3 Global Strategies presented their PDR request for Belmont Park to the Board of Supervisors and was open for any questions. The Board of Supervisors asked about the movement of the storm water pond. Brian explained this was requested by the Conservation District due to limestone being under the ground in the previous spot. The new location will be well over 50 ft from the previous spot and is best for the development. The Board of Supervisors asked if they drilled the mine to see how deep it was. Brian confirmed they drilled to the lowest point of their sight, and the depth was 31 ft. from the bottom of the coal seam, the depth was 46 ft.

The Township Engineer needs to review the Geotech reports that were submitted on August 23, 2021. The Board of Supervisors will need an extension before making their decision, as they need more time to review. Brian gave authorization on behalf of Scarmazzi Homes to extend the deadline to October 30, 2021.

A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to Table the waiver request of Scarmazzi Belmont, LLC from the requirements of §159-24.E.(10) of the Chartiers Township Code of Ordinances, Excavations, for the Belmont Park PRD Phases 1 & 2, requiring that the top or bottom edge of final slopes be setback five feet from adjacent property lines or street right-of-way, as

requested by the applicant in their July 30, 2021 letter, and as recommended by the Township Planning Department and Township Engineer. An extension was given by Brian Metzler on behalf of Scarmazzi Homes until October 30, 2021, for a decision, due to the delayed report. All Supervisors voted yes. The motion carried 3-0.

4. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to Table the Belmont Park Phases 1 & 2 Final Planned Residential Development, Subdivision, and Land Development Plan applications, subject to the terms and conditions of the Moritz Property PRD tentative approval granted April 27, 2021, the terms and conditions of the Township Planning Department review letter dated July 19, 2021, and the satisfaction of the outstanding items in the Township Engineer's letter dated August 17, 2021, as recommended by the Chartiers Township Planning Commission at their meeting of July 20, 2021. An extension was given by Brian Metzler on behalf of Scarmazzi Homes until October 30, 2021, for a decision, due to the delayed report. 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 July 6, 2021, and July 27, 2021, as presented. All Supervisors voted yes. The motion carried 3-0.

STAFF REPORTS: NO REPORTS

SUPERVISOR REPORTS:

Mrs. Kolovich -Movie Night had a great turn out and it was nice seeing everyone who came out for the event. Kona Ice was a big hit.

Mr. Kiehl - NO REPORT

Mr. Friend – NO REPORT

OLD BUSINESS:

1. Continued Public Hearing – Ordinance No. 395: Risk Horizons, LP Curative Text Amendment

The BOS regular meeting was recessed, and the public hearing called to order at 5:32 P.M. for Risk Horizons, LP on Ordinance No. 395, Amending Chapter 350 to Revise the Definition of Automobile Sales and Rentals, and Add Automobile Sales and Rentals to the I-1 District as a Permitted Use.

Please note that the Township entered the following items into record August 10, 2021:

- Curative text amendment application dated June 18, 2021
- Applicant cover letter dated June 11, 2021
- Draft ordinance number 395
- Chapter 350 of the Chartiers Township Code of Ordinances, “Zoning”
- Chartiers Township Comprehensive Plan adopted May 5, 2009
- Public Notices for this hearing as printed in the Observer Reporter on July 27, 2021 and August 3, 2021
- Transmittals of draft ordinance number 395 to the Observer Reporter and Washington County Law Library dated July 19, 2021
- Planning Commission meeting minutes of July 20, 2021 recommending approval of draft ordinance number 395
- Washington County Planning Commission review letter dated June 24, 2021

Applicants Testimony:

Anthony Burlando 1210 Meridiau Dr. Presto, PA 15142 owner of Risk Horizons, LLC gave testimony supporting Amending Chapter 350 to Revise the Definition of Automobile Sales and Rentals and Add Automobile Sales and Rentals to the I-1 District as a Permitted Use. He could have sold his property to other investors but felt this was the better option and more appealing. His property is in site of the highway, and he feels this deal will bring business and jobs to the to the local community. He has a signed contract with Campers INN RV with two contingencies. He is required to extend the public water and sewer main 6 inches in diameter from Johnson Road to the plateau and Chartiers Township would need to approve the amendment to Ordinance number 395.

Eric Fisher manager of Campers INN RV 624 Todd Ellwood City, PA 16117 gave testimony in support of amending Chapter 350. He is the General Manager of Campers INN RV. He feels this business will give great growth and opportunity for the community. They will not only sell campers, but they will also service them. This will bring local jobs as well as tourist that are passing through the area that are in need of service on their campers. This company was started in 1966 and is family owned. They are the largest “privately” owned RV Company in the US. They currently have 33 locations. Campers INN RV is built on core values and will hire approx. 60 people locally.

The Public Hearing adjourned at 5:42 P.M. to return to the regular Board of Supervisors Meeting.

2. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to approve Ordinance No. 395, amending Chapter 350 of the Chartiers Township Code of Ordinances, Zoning, which would revise the definition of automobile sales and rentals, and add automobile sales and rentals to the I-1 District as a permitted use, as recommended by the Chartiers Township Planning Commission at their meeting of July 20, 2021. All Supervisors voted yes. The motion carried 3-0.

3. A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to accept Change Order No. 2 in the amount of/not to exceed \$25,523.86 for the McClane Farm Road Culvert Project for additional work for utility relocation, additional pavement, installation of sod and erosion blanket as recommended by the Township Engineer in his letter dated July 23, 2021. 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 authorize payment of invoices indicated on the attached listing. Invoices to be paid are posted on the bulletin board for review.

GF WASH. CHECKING: \$29,693.15; WASH. LOCAL SERVICES TAX FUND: \$3,087.63; LIQUID FUELS FUND: \$269.75; WASH.COMM.CTR.OPER. FUND: \$1,702.21; SEWER FUND WASH.: \$55,226.75; W-F-PAYROLL FUND: \$9,888.82; TTL: \$99,868.31

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

DISCUSSION ITEMS:

1. 2020 Road Program: Contract C
 - a. Drainage -Jen Slagle, Township Engineer is submitting the HOP to install the inlet. A site inspection will occur before the next meeting. .
2. 2021 Road Program- Youngblood has started paving and will continue this week. They are behind schedule due to inclement weather. Jodi Noble will send Swift calls to Chartiers residents to inform them of the construction.
3. 2021 Sewer Rehab – Jen Slagle has the contracts that need to be signed by the Board of Supervisors. There will be a pre-construction meeting to follow.
4. McClane Farm Road Culvert/Grant-The Board of Supervisors approved the payment in the amount of \$25,523.86. They will discuss the Arabian Lane washout and how to proceed.

5. Barnickel and Country Club-The Township has received the plot map for the donated property. They are waiting on PennDOT for a scoping meeting.
6. Mulberry Bridge – Canton Township has responded and requested Chartiers Township pay \$100,000 (partial amount for previous bridge repair) to help replace Mulberry Bridge. Canton Twp. has offered to pay the remaining cost over the \$100,000, to install the new bridge. The Board of Supervisors will discuss and have a response for Canton at a later date.
7. Regent St. Smoke Test follow up
 - a. Notices
 - b. Inspection
 - c. RepairsNotices have been sent out and corrections have already been started. A few other properties were diagnosed, and letters were sent out to them as well. We are moving forward with this project.
8. Storm Event of June 11, 2021, follow up -PennDOT installed the pipe in 1975 but has since abandoned the pipe. The pipe is on a Chartiers Township Right of Way. Ed Jeffries will have an onsite meeting to assess the situation. He plans to have the Public Works Dept replace the piece of pipe that is on the Chartiers Township Right of Way.
9. LSA Applications- Chartiers is going to move forward with applying for a restroom for the Allison Parkette.
10. 801 W. Pike St. Sewer-Chartiers Township Manager Jodi Noble has tried contacting neighboring property owners for an easement request. She has not received a response. At this time the property owner's only option is to go under Pike St. to Tap into the sewer line.
11. 713 N. Main St. Handicapped Parking Space Request- Jamie DeVaughn 713 N. Main St has requested a handicap parking spot near her home. The Board is unable to place the handicap spot near her home due to an Ordinance put in place for sight distance related to safety. A study was performed by an Engineer deeming it a safety hazard to park within 100 ft of the Palanka Club. Jamie's house is within 100' of the Palanka Club. The board offered to place a handicap space further down the road, where it would be permitted. Jamie DeVaughn stated it would not help her husband being so far away. The Township Solicitor stated they could not approve Jamie's request. They would be liable for any accidents that took place if they violated the Ordinance.

12. Houston Volunteer Fire Department Bucket Truck Request- Ed Jeffries tested the bucket and it is not functioning properly. He suggests we do not lend out it out. The board of Supervisors agree.
13. C.W. Patsch Brothers Field Sign- Jodi Noble has received the contact info for the sign and will proceed with purchasing.
14. Arden Pump Station- South Strabane is interested in partnering with Chartiers Township on this project. Jodi will keep lines of communication open with South Strabane on this project and look into grants/funding.
15. PA Trolley Museum Grant letter of support- The PA Trolley Museum has requested a letter in support for the Pennsylvania Trolley' Museum's \$500,000 Keystone Communities Grant request to the Pennsylvania Department of Community and Economic Development for the Welcome and Education Center Project.

A motion was made by Mr. Kiehl and seconded by Mrs. Kolovich to authorize the Township Manager to submit a letter of support for the Pennsylvania Trolley' Museum's \$500,000 Keystone Communities Grant request to the Pennsylvania Department of Community and Economic Development for the Welcome and Education Center Project. All Supervisors voted yes. The motion carried 3-0.

PUBLIC COMMENT

ADJOURN

Time: 6:40PM

Jamie Rozzo, Recording Secretary

A. William Kiehl
Secretary