

**CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
October 24, 2023
5:00p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION ANNOUNCEMENT

Please be advised that the Chartiers Township Board of Supervisors met in executive immediately prior to this meeting from 4:30 pm to 5:00 pm to discuss personnel and litigation matters.

Attending this meeting were Supervisors, Bronwyn Kolovich, Gary Friend and Frank Wise. Also present were Jodi L. Noble-Township Manager; James Liekar-Solicitor; Jennifer Slagle-Director of Engineering and Planning; Thomas Helmkamp-Township Engineer; Jamie Rozzo, Recording Secretary; ABSENT: Steven Horvath, Chief of Police; Ed Jeffries, Public Works Director

DEVELOPERS TIME

1. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve Financial Security Reduction Request No. 6 from Scarmazzi Homes for Arabian Meadows, Phase II in the amount of \$133,624.24 for completed improvements, thereby retaining Financial Security in the amount of \$10,000.00 for outstanding improvements, as recommended by the Alternate Township Engineer in his letter dated October 17, 2023. All Supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve the acceptance of the Arabian Meadows Phase II Public Improvements conditional upon the satisfaction of the outstanding items in the Alternate Township Engineer's letter October 17, 2023, including maintenance security and As-builts and adopt Resolutions R-12-23 and R-13-2023, accordingly. All Supervisors voted yes. The motion carried 3-0.
3. Public Hearing on the North Star Towers Conditional Use Application

The Board of Supervisors meeting was adjourned at 5:02 pm and recessed to the Public Hearing Meeting on the North Star Towers Conditional Use Application Meeting.

Ms. Slagle entered the following items into the record.

- Conditional Use Application and attachments dated July 31, 2023, accepted as complete August 15, 2023
- Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning"

- Public Notices for this hearing as printed in the Observer Reporter on October 10, 2023 and October 17, 2023
- The neighboring property owner notice letters, mailing list, and map dated October 16, 2023
- Property Posting Pictures dated October 16, 2023
- Township review letters dated October 20, 2023 and September 14, 2023
- Planning Commission meeting minutes of September 19, 2023 recommending approval of the proposed telecommunications tower conditional use application

Chris Clarke, Director of North Star Towers gave his Testimony on the North Star Towers. There is a need for a cell Tower in this area and they are abiding by the Charters Township Code.

The board asked about the placement location for the towers.

Mr. Clarke confirmed the placement will not impact the nearby homeowners as it is in the Industrial Park and not being placed near residential homes.

He further confirmed that they would permit emergency response antenna.

There was no public comment.

The Public Hearing for North Star Towers was adjourned at 5:06 pm and recessed to the Board of Supervisors meeting.

4. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve Conditional Application from North Star Towers for a cellular tower in the I-1 Zoning District, 350 Alpha Drive, Canonsburg, PA 15317 in the Chartiers Industrial Park, subject to the terms and conditions recommended by the Chartiers Township Planning Commission at their meeting of September 19, 2023, the Director of Engineering and Planning's letter dated October 20, 2023 and in accordance with the Public Hearing of October 24, 2023. All Supervisors voted yes. The motion carried 3-0.
5. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to reapprove the Sheetz Inc. Minor Subdivision for recording purposes only, subject to the same terms and conditions of the original approval of October 25, 2022. All Supervisors voted yes. The motion carried 3-0.

APPROVAL OF MINUTES

A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve the minutes for the Regular meetings of September 12, 2023, and September 26, 2023, as presented. All Supervisors voted yes. The motion carried 3-0.

SUPERVISOR REPORTS:

No Reports

OLD BUSINESS:

1. Public Hearing on Zoning Ordinances No's 405, 406 and 407

The Board of Supervisors Meeting was adjourned at 5:09 pm and recessed into the Public Hearing Meeting on Zoning Ordinances No.'s 405, 406, 407.

Ms. Slagle entered the follows item into the record.

- Ordinances No. 405, 406, 407
- Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning"
- Public Notices for this hearing dated October 10, 2023 and October 17,2023
- Planning Commission Minutes of September 19, 2023 recommending the draft ordinance
- Washington County Planning Commission review letter dated October 10, 2023

Jodi Noble explained there is a potential property purchase in the Township that brought up consideration to change the Ordinances. The board agreed to have the planning commission look at the current Ordinances and to draft the new ordinances they believe to be a good fit. There are three separate Ordinances that were drawn up.

There was no public comment or questions from the board.

The Public Hearing on Zoning Ordinances No.'s 405, 406, 407 was adjourned at 5:13 pm and recessed into the Board of Supervisors Meeting.

2. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve the amendment to Chapter 350 of the Chartiers Township Code of Ordinances, Zoning, to provide for Banquet Facilities as a permitted use in the C-1, C-2 and I-1 Zoning Districts, in accordance with the Public Hearing of October 24, 2023 and as recommended by the Chartiers Township Planning Commission at their meeting of September 19, 2023 and adopt Ordinance No. 405, accordingly. All Supervisors voted yes. The motion carried 3-0.
3. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve the amendment to Chapter 350 of the Chartiers Township Code of Ordinances, Zoning, to provide for Special Event Barns, Principal Use, as a conditional use in the A-1, R-1 and R-2 Zoning Districts, in accordance with the Public Hearing of October 24, 2023 and as recommended by the Chartiers Township Planning Commission at their meeting of September 19, 2023 and adopt Ordinance No. 406, accordingly. All Supervisors voted yes. The motion called 3-0.
4. A motion was made by to approve the amendment to Chapter 350 of the Chartiers Township Code of Ordinances, Zoning, to provide for Special Event Barns, Accessory Use, as a conditional use in the A-1, R-1 and R-2 Zoning Districts, in accordance with the Public Hearing of October 24, 2023 and as recommended by the Chartiers Township Planning Commission at their meeting of September 19, 2023 and adopt Ordinance No. 407, accordingly. All Supervisors voted yes. The motion carried 3-0.

NEW BUSINESS:

1. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to ratify the letter of Support for the Washington County Fairgrounds Washington County Local Share Account Grant Application for an Equestrian Facility as required as the host municipality. All Supervisors voted yes. The motion was carried 3-0.
2. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to ratify the letter of Support for the Washington County History and Landmarks Foundation Washington County Local Share Account Grant Application for the John White House as required as the host municipality. All Supervisors voted yes. The motion was carried 3-0.
3. A motion was made by Mr. Friend 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.

General Fund: \$10,496.23; Fire Tax Fund: \$1,143.05; Act 13 Fund: \$7,021.50; Rev. Gaming Fund: \$157.56; Eng. Rev Escrow Fund: \$19,694.35; Sewer Fund: \$94,582.38; Local Services Tax Fund: \$9,419.36; Capital Reserve Fund: \$4,620.25; Liquid Fuels Fund: \$2,323.75; Comm. Center Oper. Fund: \$569.95

Online Bills: \$79,559.03

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

DISCUSSION ITEMS:

1. 2023 Sewer Rehab-The Township is waiting for construction to start.
2. 2023 Road Program-Ramps have been installed and backfilled. The grass restoration from the Road Program has not taken. The contractors will need to revisit this item. There are minor punch list items.
3. Barnickel and Country Club -The Township Engineer received extensive comments from PennDOT on the HOP which they were not expecting. They are reviewing and responding to those items. This project is moving along.
4. WEWJA Items
 - a. Arden Pump Station-The Township met with Gateway last week. There are a few pieces still missing. Public Works will collect the data for the missing items.
 - b. Arden Mines Sewage Project-No Update.
 - c. WEWJA Area 537 Presentation of Draft-Jodi and Jen met with the Township Engineer as they felt the preliminary numbers were low. Harshman revisited their calculations and adjusted them accordingly.
5. LSA Grant Next Steps-The concrete and electrical are the remaining items that need to be completed. The Township is in the process of completing these outstanding items.

6. Piatt Estates - Punch List Status-There is no update.
7. 598 Arthur Road Drainage Issue-Public Works is making great progress on this item. It should be completed by this week.
8. EMS Service-The Chartiers VFD Chief Simpson has asked the board to consider reallocating the service areas. The Board discussed the proposed realignment. Mr. Moore asked what happens if in the realignment a resident has a subscription to the former provider in that service area? Mrs. Noble suggest we speak with both providers and collect all the information before deciding if and how to reallocate the map. The board agrees with Mrs. Noble.
9. Millings-The School District approved to partner with the Township on the parking lot next to the Arnold Park and the high school baseball field.

RECESS TO THE BUDGET WORKSHOP MEETING

Time: 5:40 pm

Mr. Gary Friend
Secretary

Jamie Rozzo – Recording Secretary