

**CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
July 11, 2023  
5:00p.m.**

**EXECUTIVE SESSION ANNOUNCEMENT**

Please be advised that the Chartiers Township Board of Supervisors met in executive session immediately prior to this meeting from 4:30pm to 4:55 pm to discuss personnel and litigation matters.

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

**VISITORS TIME**

**DEVELOPERS TIME**

1. Public Hearing 300 Dunning St. Rezoning Request

Mr. Wise recessed the regular board of supervisors meeting into the public hearing meeting for 300 Dunning Street rezoning request at 5:03 pm.

Mrs. Slagle entered the following into the record.

Please note that the Township enters the following items into the record:

- Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning"
- Chartiers Township Comprehensive Plan adopted January 25, 2022
- Public Notices for this hearing as printed in the Observer Reporter on June 26, 2023 and July 3, 2023
- Transmittals of the draft ordinance to the Observer Reporter and Washington County Law Library dated June 22, 2023
- Property posting pictures dated July 3, 2023
- The neighboring property owner public notice letter, map and mailing list dated June 26, 2023
- Quarture Minor Subdivision/Lot Consolidation Plan as approved June 13, 2023 for 300 Dunning St. / 68 Putorti Lane
- Planning Commission Minutes of May 16, 2023 recommending the draft ordinance

Mr. Quarture gave his testimony for wanting to rezone the residential 7-acre portion of his parcel that was consolidated with his neighboring industrial parcel. He needs 35% pervious space for storm water management, this would keep conformity for his Industrial parcel. He does not plan on developing these 7 acres and is required to keep a 50-foot buffer zone around his Industrial property and the neighboring residential properties.

The board asked Mr. Quarture to state on the record he is not planning on developing these 7 acres. Mr. Quarture stated for the record he has no plans on developing this property. In his opinion, it is not buildable.

**Shawn Levato 95 Putorti Lane** asked if this would have any impact on Putorti Lane. Angelo assured him it would not have an impact on Putorti Lane.

**Greg Schwartz 17 Putorti Lane** is opposed and worried about the right of way he has on his property that gives access to Mr. Quarture's 10-acre parcel on Putorti Lane. He is concerned the right of way will be used as an access to the Industrial Park. He is also worried this may devalue their properties.

Mr. Quarture stated he cannot legally use that right of way for Industrial traffic if it has a right of way for the residential property on the deed and does not plan to use it in that manner.

**Robert and Leah Garove 100 Putorti Lane** are opposed to the rezoning. Putorti Lane is a private lane that is maintained by its residents, which they are in agreement to maintain together. They moved to this area for the quiet country setting and do not want the Industrial neighboring property to impact that. After speaking with Mr. Quarture, they feel more optimistic than before but would like the record to show he doesn't plan on anymore Industrial Development near Putorti Lane.

**Courtney and Dave Lamar 34 Putorti Lane** are opposed to the rezoning of this property.

**John Trescik 60 Putorti Lane** does not want Industrial Business traveling on the private lane. The developer may not plan on using the roadway currently for Industrial, but plans could change in the future.

**Mark Jaworski 75 Putorti Lane** asked for a better explanation on this rezoning to understand better on why this is being considered.

Mr. Quarture explained, he bought a 17-acre parcel on Putorti. He subdivided 7 acres off of that to join it to his Industrial property to provide the 35% pervious space required by the township for storm water management. He does not plan on making the 10 acres with a house on Putorti Industrial. He is leaving that portion of his property residential.

**Caterina Levato 95 Putorti Lane** moved to Putorti 3 years ago for a quiet country setting. She was unaware about the Industrial development that was about to follow. Mr. Quarture has been a good neighbor this far. She has asked if his deed for the 10 acres could reflect it will stay residential.

The board noted, the motion for consideration is not regarding Mr. Quarture's 10-acre parcel. It is regarding his 7-acre parcel.

The Public Hearing was adjourned and recessed into the regular board of supervisors meeting at 5:26 pm.

2. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve the Quarture Rezoning Request to rezone a portion of 300 Dunning St., also known as parcel number 170-007-00-00-0035-00 from R-1 Residential to I-1 Industrial and adopt Ordinance No. 402, accordingly, as recommended by the Chartiers Township Planning Commission at their meeting of May 8, 2023 and in accordance with the public hearing of July 11, 2023. All Supervisors voted yes. The motion carried 3-0.
3. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to table the Public Hearing Sheetz, Inc. Intermunicipal Liquor License Transfer Request until the August 8, 2023, Meeting of the Chartiers Township Board of Supervisors at 5:00 pm, at the request of the applicant. All Supervisor's voted yes. The motion carried 3-0.
4. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve the amended Developer's agreement for Belmont Estates to include Phase II, conditional upon the receipt of the applicable financial security. All Supervisors voted yes. The motion carried 3-0.

**SUPERVISOR REPORTS:**

Mrs. Kolovich-No Report  
Mr. Friend-No Report  
Mr. Wise-No Report

**NEW BUSINESS:**

1. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve with conditions the Washington County Agricultural Association's request for a parade on North Main Street Extension to conduct a parade on August 13, 2023, conditional upon receipt of a certificate of insurance naming the Township as an additional insured and executing a hold harmless agreement with the Township. All Supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Friend and seconded by Mrs. Kolovich to authorize payment of invoices indicated on the enclosed listing.

Eng. Rev. Escrow Fund:\$2,577.37;Fire Tax Fund:\$1,755.00;Act 13 Impact Fee:\$11,985.66;Liquid Fuels Fund:\$5,516.25;Rev. Gaming Fund:\$859.43;Payroll

Fund:\$3,638.41; Sewer Fund:\$3,997.50;Comm. Center Oper. Fund:\$1,006.49;Local Services Tax Fund:\$6,890.99;General Fund:\$44,504.94;TTL Checks:\$82,642.04  
Online Bills:\$20,974.21

Invoices to be paid are posted on the bulletin board for review.

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

**DISCUSSION ITEMS:**

1. 2023 Sewer Rehab

*A motion was made by Mr. Friend and seconded by Mrs. Kolovich to authorize Gateway Engineers to prepare the 2023 Sewer Rehabilitation specifications. All Supervisors voted yes. The motion carried 3-0.*

2. 2023 Road Program: Mr. Helmcamp reported on the status of the Road Program items as follows:

- a. Contracted Paving Program-Liberoni has started this project.
- b. Township Forces: Thadd Alley-Thomas gave Ed information regarding the work to be completed by Public Works.
- c. Thadd Alley Drainage Issue-An under drain was discussed and determined to be cost prohibitive.

3. Barnickel and Country Club -Harshman has finished surveying. They will complete a plan for submittal to the Conservation District.

4. WEWJA Items

- a. Arden Pump Station-No Update
- b. Arden Mines Sewage Project-Information has been submitted to the DEP.
- c. WEWJA Act 537-Chartiers is waiting on mapping updates from WEWJA.

5. LSA Grant: Next Steps

- a) *A motion was made by Mr. Friend and seconded by Mrs. Kolovich to ratify the quote from LB Water Service Inc. in the amount of \$3,630.66 for a meter pit for the Allison Restroom Project as recommended by the Director of Engineering and Planning and the Township Manager. All Supervisors voted yes. The motion carried 3-0.*

*Harshman did not receive quotes for the plumbing work that needs to be completed at the Allison Parkette Restroom.*

- b) *A motion was made by Mr. Friend and seconded by Mrs. Kolovich to table the quote for plumbing work for the Allison Park Restroom. All Supervisors voted yes. The motion carried 3-0.*

6. Piatt Estates
  - a. Inlet Update-Public Works has completed this item.
  - b. Punch List Status-There has been progress since the last meeting.
7. Banquet facility/Barn Event Center Zoning Amendments-This item has been sent to the zoning board for a second review.
8. 598 Arthur Road Drainage Issue-Jodi will come up with an agreement between the property owner and the Township for Public Works to clean any debris runoff from the drainage pipe.
9. 2023 Truck-Ed has ordered the new truck and canceled the prior truck due to production times.
10. Dirt and Gravel Road Grant-Jen, Ed, and Jodi will discuss this grant and work to be completed.
11. Piatt Estates Highpointe Stop Sign inquiry-A resident has a concern about the placement of a stop sign near his driveway. The Township will look at the second location this resident inquired on putting a stop sign, they are not typically placed in a through way.
12. Forest Avenue Speed / traffic calming inquiry-Traffic has increased with Development. A resident has requested the Township look at possibly placing speed humps on their roadway when the paving project takes place on their road this year. The Township discussed the traffic calming policies and protocols that must be followed and that generally speed humps are not permissible on hills. The Police have set up a speed monitor on this street to monitor traffic to help reduce speeding.
13. McClane Farm Road Restoration-Residents have questions on paving restoration. Mrs. Slagle is putting utilities on notice to submit their paving schedule to the Township.
14. Repository Sale-There are a few properties in Chartiers going up for Sheriffs Sale this year. Jodi has asked the board if they would like to purchase any of these properties. She will need to know prior to the sale taking place.
15. EOC Setup Training-Mr. Moore has requested the Township pay for a zoom training. The cost for this training is \$200.00. The board was ok with this training request..
16. CTVFD Pavilion Rental Waiver Request-The Fire Department has requested a complimentary rental for a member picnic.  
*A motion was made by Mr. Friend and seconded by Mrs. Kolovich to approve the request from the Chartiers Township Volunteer Fire Department to waive*

*the Allison Park Pavilion Rental fee for the Firemen's picnic. All Supervisors voted yes. The motion carried 3-0.*

**PUBLIC COMMENT**

**Beverly Small 1024 McGovern Road** asked if the locks on the Community Center Restrooms can be adjusted. Some of them do not lock.

Public Works will take care of this.

**ADJOURN**

**Time: 6:00 pm**

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Mr. Gary Friend  
Secretary

Jamie Rozzo – Recording Secretary