

**CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
December 9, 2025
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 session immediately prior to this meeting from 4:34 pm to 4:58 pm to discuss personnel, contract negotiation, litigation and real property matters.

Attending this meeting were Supervisors Bronwyn Kolovich and Harlan Shober. Also, present were Jodi L. Noble-Township Manager; James Liekar-Solicitor Jennifer Slagle-Director of Engineering; and Joseph Sites-Township Engineer, Jamie Rozzo, Recording Secretary; ABSENT: Steven Horvath, Chief of Police; Ed Jeffries, Public Works Director; and Planning Parks and Recreation Director, Angela O'Conner; Frank Wise, Supervisor

VISITORS TIME

Richard Welsh 7 Hollow Drive asked the board if Public Works can help plow his roadway.

As much as the Township would love to help, they are not permitted to maintain private roadways. The Solicitor confirmed this.

Lark Altman 467 Spruce Lane thanked the Township for getting the landscaping cleaned up at the Arnold Park Entrance.

DEVELOPERS TIME

1. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to table the modification request from Summerfield Woods, LP from approved land development plan dated June 27, 2017 as it is not required per, §293-19 B.5., Design Criteria for Stormwater Management Controls of Chapter 293 of the Chartiers Township Code of Ordinances, Stormwater Management until the January 27, 2026 meeting. All Supervisors voted yes. The motion carried 2-0.

2. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve the modification request for the Craig Minor Subdivision 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 Ferguson Compressor Station Minor Subdivision, as recommended by the and Township Engineer and Director of Engineering and Planning. All Supervisors voted yes. The motion carried 3-0.
3. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve the Craig Minor Subdivision Lot Consolidation Plan conditional upon satisfaction of outstanding items in the Township Engineer's letter dated December 4, 2025, and the Director of Engineering and Planning's letter dated December 4, 2025. All Supervisors voted yes. The motion carried 2-0.
4. Public Hearing- Ferguson Compressor Station Conditional Use

The regular meeting was adjourned at 5:06 pm into the Public Hearing on Ferguson Compressor Station Conditional Use.

Jennifer Slagle entered the following items into the record

Conditional Use Hearing for Mark West Compressor Station at 130 Plum Run Road

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

- Conditional use application, narrative and plans dated October 23, 2025 and received by the Township on October 23, 2025
- Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning"
- Proof of publication for the Public Notices for this hearing as printed in the Observer Reporter on November 28, 2025 and December 2, 2025
- The neighboring property owner public notice letters, mailing list, and map dated November 25, 2025
- Photos of property Posting dated December 2, 2025
- Township Review Letter dated November 18, 2025
- Planning Commission meeting of November 18, 2025 recommending approval of the proposed Compressor Station

Matt Bagaley from Gateway Engineers gave testimony on behalf of their client Mark West. He went over the plans and diagrams with the board and residents. He can answer any questions.

The Board asked if they would need a new access road. No new road will need constructed. Matt confirmed they will be using a roadway that is already in use by Range Resources.

There are houses in the area. These houses are more than 750 feet away from the anticipated compressor station which is the minimum requirement by Ordinance.

The Planning Commission is requiring trees to be planted as a buffer, the pond will be relocated, barbed wire fence will be put in place, and they will address the comments as required by the Board.

There will be measures put in place to block any sound coming from the compressor station.

Richard and Vicky Andreis 43 Griffith Lane never received a letter. They believe they are in the perimeter of the area and should have received a notice. They live near the Brigich Compressor Station and can hear humming sounds coming from it at their home currently. They have concerns about their spring water being impacted and have asked how many compressor stations are permitted to be in one area. They have two compressor stations along with various wells near their address already. They thanked the board for their time.

Jan O'Donnell 38 Crossover Lane would like to know why we need an additional compressor station. There are already two compressor stations in this area. No new pads are going in. The two that are there currently are providing what is needed for the current wells.

Gateway confirmed there is a hydraulic need for this compressor station.

Mark West confirmed the amount produced from these wells is rising, therefore an additional compressor station is needed for that production.

John Liebold 35 Crossover Lane has 20 acres that borders this property. He has lived there for 45 years on a private Lane. It is very peaceful with no light pollution, and no noise. He has concerns on devaluation of property, safety concerns, health concerns/risks, and keeping the area rural. He is knowledgeable when it comes to compressor stations as he used to work in this area. He thanked the board for their time.

Michael Stiteler 41 Griffith Lane asked why he did not receive a letter regarding this item. He is concerned about his family's health and safety with the compressor station being so close. They are already surrounded by gas wells and two compressor stations.

Jen Slagle went over the letter process and how it's determined. The Township uses their GIS system. It calculates the properties that letters need to be sent in accordance with Township Ordinances and the MPC, which is 300'.

Roberta Greenawalt 17 Crossover Lane has concerns about environmental issues and safety. She has lived here for many years and disagrees with the Oil and Gas statement on the character of the land and neighborhood. She hopes the Township will conserve farmland and agricultural.

Eric Robaugh 311 Plum Run Road already sees Brigich Compressor Station from his house. Adding additional compressor stations affects the neighboring properties. He is not in favor of an additional compressor station in this area.

Greg Hester 44 Griffith Lane doesn't want to stop production but would like their opinions to be considered along with the other neighboring properties. They don't want to be negatively impacted. There are concerns about their water supply being impacted. Their view will be impacted as well.

Terry 53 Griffith Lane asked if there is an area less populated, they could construct the compressor station on.

Mark West representatives explained that the compressor station location is determined on drilling sites. This station needs to be constructed in this area for the well pads that are nearby. The volume on these pads are increasing, causing the need for an additional compressor station.

Mark West is following all State and Township guidelines in this process. If there wasn't a need for the compressor station, they would not be building one.

Lisa Perry 30 Arthur Road asked Mark West if landowners would compensate homeowners for decreased property values and or damage that is caused by the compressor station.

Mark West does not compensate for decreased property values. There should not be damage associated with the compressor station. All lines that are run are the same depth as regular utility lines. Mark West is very responsible when it comes to these areas of construction.

A resident made mention there may be an Eagles nest within this area.

A motion was made by Mrs. Kolovich and seconded by Mr. Shober to close the public hearing Conditional Use Application for Mark West Compressor Station at 130 Plum Run Road, Canonsburg, PA 15317, also known as Washington County Parcel IDS Parcel ID 170-001-00-00-0001-01. All Supervisors voted yes. The motion passed 2-0.

The Public Hearing on Ferguson Compressor Station Conditional Use was adjourned into the regular Board of Supervisor meeting at 6:03 pm.

5. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to TABLE the Conditional Use application from Mark West Liberty Midstream for a Compressor Station in the A-1 Zoning District as recommended by the Chartiers Township Planning Commission at their meeting of November 17, 2025 and in accordance with the Public Hearing of December 9, 2025. All Supervisors voted yes. The motion carried 2-0.

6. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to TABLE the Mark West – Ferguson Compressor Station Land Development Plan for 130 Plum Run Road conditional upon satisfaction of the outstanding items in the Alternate Township Engineer's letter dated November 17, 2025 and Township Director of Engineering and Planning's letter dated November 18, 2025 as recommended by the Chartiers Township Planning Commission at their meeting of November 17, 2025. All Supervisors voted yes. The motion carried 2-0.
7. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to accept the Summerfield Woods roads into the Township Road System, conditional upon receipt of the appropriate maintenance security and approve resolution R-14-2025, accordingly. All Supervisors voted yes. The motion carried 2-0.

STAFF REPORTS: *No Reports*

SUPERVISOR REPORTS: *No Reports*

APPROVAL OF MINUTES

A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve the minutes for the Regular meetings of November 12, 2025, and November 25, 2025, as well as the Budget Meetings of November 4, 2025, November 12, 2025, and November 18, 2025, as presented. All Supervisors voted yes. The motion carried 2-0.

OLD BUSINESS:

1. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve an ordinance requiring the installation of key lock boxes on certain buildings in the Township for fire emergency personnel and enact Ordinance No. 417 as recommended by the Fire Chief and Township Manager. All Supervisors voted yes. The motion carried 2-0.
2. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to adopt Resolution R-12-2025 and establish the 2026 Real Estate Tax Rate of 1.0632 Mills for general purposes and other such tax and assessment rates as included therein as recommended by the Township Manager. All Supervisors voted yes. The motion carried 2-0.
3. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve the 2026 Final Budget and adopt Resolution R-13-2025 accordingly, as recommended by the Township Manager. All Supervisors voted yes. The motion carried 2-0.
4. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to authorize the submission of the American Spirit Grant to the Washington County Tourism and Promotion Agency in the amount of \$18,725.97 for a shade structure and furnishings for the Arnold Park Pickleball Courts and adopt Resolution R-15-2025, accordingly. All Supervisors voted yes. The motion carried 2-0.

NEW BUSINESS:

1. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve the quote from Lowtis Excavation and Construction, LLC to bore a sewer line crossing on Arthur Road in the amount of \$12,000 as recommended by the Township Manager and Director of Engineering and Planning. All Supervisors voted yes. The motion carried 2-0.
2. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to authorize the Township Manager to advertise for an in-house Official Building Code. All Supervisors voted yes. The motion carried 2-0.
3. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve an 18-month contract with Dynegy for the Township's electric supply at \$0.10863/kwh as recommended by Nextera Energy. All Supervisors voted yes. The motion carried 2-0.
4. A motion was made by Mrs. Kolovich and seconded by Mr. Shober to authorize payment of invoices indicated on the enclosed listing. Invoices to be paid are posted on the bulletin board for review.

General Fund: \$62,979.30; Act 13 Impact Fee Fund: \$3,541.60; Comm. Center Oper. Fund: \$5,066.50; Local Services Tax Fund: \$2,746.88; Payroll Fund: \$1380.00; Rev. Gaming: \$1,274.75; Sewer Fund: \$6,480.17

All Supervisors voted yes. The motion carried 2-0.

DISCUSSION ITEMS:

1. 2025 Sewer Rehab -This has started and is ongoing.
2. Barnickel and Country Club - The Township is still waiting on the last signature needed. They can submit the paperwork to PennDOT once this is completed. A survey crew will be on site Thursday.
3. WEWJA Items-No Update on a. and b.
 - a. Arden Pump Station
 - b. Arden Mines Sewage Project
 - c. WEWJA Act 537-The Township received the documents from WEWJA and have been approved to advertise.
4. Summerfield Woods Punchlist-The roads were accepted at tonight's meeting. The Township is waiting to receive the Bond from the Developer.
5. Western Avenue Sewer Project-The Township met with Allumicore regarding the first phase. They will follow up with a meeting with Mr. Quarture next.
6. Parks and Recreation Opportunities

- a. DCNR Grant-No Update.
- 7. 2024 Bond Issue-This item should be on the December 18, 2025, Agenda.
 - a. Police Department Renovations
 - b. Meeting Room AV
- 8. Public Works Projects-**No Updates**
 - a. Arthur Road Stormwater
 - b. Arthur Road Sanitary Extension
 - c. Gretna Road
- 9. Ordinance Amendments-The Township is working through these items.
 - a. Fences
 - b. Dye Tests
 - c. Septic Systems
 - d. Knox Box
 - e. Technical Amendments
 - f. Solar Panels
 - g. Data Centers
 - h. Short Term Rentals
- 10. June 11-14th Storms and Piatt Estates Stormwater-The Township has a meeting tom. at 2 pm to discuss this matter further.
- 11. American Spirit Grant Opportunity-This item is moving forward.
- 12. McBurney Stormwater Grant- Canonsburg-The Township is discussing this item with Canonsburg Boro.
- 13. 2026 Reorganization Meeting and January Meeting Schedule

A motion was made by Mrs. Kolovich and seconded by Mr. Shober to approve the Board of Supervisors meeting to be held on Monday January 5, 2026, following the January 5, 2026, 5 pm, 2026 Reorganization Meeting. All Supervisors voted yes. The motion carried 3-0.
- 14. Comcast Franchise Agreement-Jodi is working on completing this item.

PUBLIC COMMENT: No Comments

ADJOURN

Time: 6:28 pm

Recording Secretary, Jamie Rozzo

Secretary, Frank Wise Jr.