

**CHARTIERS TOWNSHIP
BOARD OF SUPERVISORS MEETING
October 25, 2022
5:00p.m.**

EXECUTIVE SESSION ANNOUNCEMENT

Please be advised that the Chartiers Township Board of Supervisors met in executive session on immediately prior to this meeting from 4:30 pm to 4:55 pm to discuss contract negotiations, 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; Jennifer Slagle-Township Engineer; Ed Jeffries, Public Works Director Jamie Rozzo, Recording Secretary; ABSENT: Steven Horvath, Chief of Police.

VISITORS TIME

DEVELOPERS TIME

1. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve with conditions the Nickovich subdivision plan conditional upon satisfaction of the outstanding items in the Township Engineer's letter of October 5, 2022 including providing sewage facilities planning and a note on the plan that the public sewer line must be extended for the width of the lot before any building permits will be issued for the subject property. All Supervisors voted yes. The motion carried 3-0.

2. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to recess the regular BOS Meeting to the Conditional Use Hearing for Sheetz Meadowlands at 5:05 pm.

Jodi entered the following into the record:

- Chapter 350 of the Chartiers Township Code of Ordinances, Zoning;
- Conditional Use Application filed by Sheetz Inc.;
- Addendum to application filed by Sheetz Inc.;
- Public Notices for the Conditional Use Hearing published in the Observer Reporter on October 3, 2022 and October 10, 2022;
- Photos of the posting of the property, dated October 7, 2022
- Letters to adjacent property owners, dated October 6, 2022
- Map of the adjacent property notice area
- Chartiers Township Planning Commission Minutes of September 20, 2022

Sheetz went over the conditional uses and the reasoning for them with the BOS. Mr. Wise had a few questions as well as the fire chief. All questions were answered. There was no public comment.

A motion was made by Mr. Wise and seconded by Mrs. Kolovich to close the Sheetz Conditional Hearing and adjourn back to the Regular BOS Meeting at 5:15 pm.

3. Sheetz Conditional Use Applications

a. Sheetz Conditional Use Application: Fuel Sales in the C-1 Zoning District

A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the Sheetz Inc. Conditional Use Application for Fuel Sales in the C-1 Zoning District for 640 and 660 West Pike Street (170-017-03-00-0020-00 and 170-017-03-00-0019-00) in accordance with §350-51 F. (17) as recommended by the Chartiers Township Planning Commission at their meeting of September 20, 2022. All Supervisors voted yes. The motion carried 3-0.

b. Sheetz Conditional Use Application to allow for deviation from the landscaping and bufferyard requirements of Ordinance No. 349, Landscaping and Bufferyard Zoning Amendment.

A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the request Sheetz Inc. for 640 and 660 West Pike Street (170-017-03-00-0020-00 and 170-017-03-00-0019-00) for a deviation from the landscape and bufferyard requirement to incorporate a minimum of 5 design elements of §350-38 C. to allow for the applicant to provide 3 design elements as recommended by the Chartiers Township Planning Commission at their meeting of September 20, 2022. All Supervisors voted yes. The motion carried 3-0.

c. Sheetz Conditional Use Application for deviations from the West Pike Street Overlay. The following motions are applicable to 640 and 660 West Pike Street (170-017-03-00-0020-00 and 170-017-03-00-0019-00)

- i. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the Conditional Use Application for a deviation from the maximum front yard building setback of 35' within the West Pike Street Overlay District in accordance with §350-49 F.(1(a)[1][b] to allow for a front yard setback of 42.2 feet as recommended by the Chartiers Township Planning Commission at their meeting of September 20, 2022. All Supervisors voted yes. The motion carried 3-0.
- ii. A motion was by Mr. Wise and seconded by Mrs. Kolovich approve the Conditional Use Application for a deviation from the prohibition of construction within 50 feet from the top of the bank of a watercourse within the West Pike Street Overlay District in accordance with §350-49 F.(1)(a)[4] to allow for construction within 50 feet of the unnamed

tributary to Chartiers Creek along the northern side of the property as recommended by the Chartiers Township Planning Commission at their meeting of September 20, 2022. All Supervisors voted yes. The motion carried 3-0.

- iii. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the Conditional Use Application for a deviation from the minimum building height of 30 feet within the West Pike Street Overlay District in accordance with §350-49 F.(1)(e) to allow for a building height of 26 feet as recommended by the Chartiers Township Planning Commission at their meeting of September 20, 2022. All Supervisors voted yes. The motion carried 3-0.
- iv. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the Conditional Use Application for a deviation from the requirement that parking be behind the front building line within the West Pike Street Overlay District in accordance with Chartiers Township Ordinance No. 349, Section 5, Chapter 350 Part E (2)(b) to allow for parking in front of the building as recommended by the Chartiers Township Planning Commission at their meeting of September 20, 2022. All Supervisors voted yes. The motion carried 3-0.

Mr. Brooks a resident of Chartiers, asked how many parking spaces will Sheetz have? Sheetz stated there will be 32 spots available. This exceeds the requirement.

4. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve with conditions the subdivision and land development application of Sheetz Inc. for construction of a convenience store with fuel sales at 640 and 660 West Pike Street conditional upon satisfaction of the outstanding items in the Township Engineer's letters dated October 14, 2022, that variances are granted for the lot width of Parcel B from 60 feet to 51 feet, the residents on the adjacent side of the property's house must be demolished prior to any building permits being issued for construction, and the 25' buffer requirement adjoining a residential area and that the sidewalk be required to be extended to the property line if it becomes reasonable to do so in the future as recommended by the Chartiers Township Planning Commission at their meeting of October 18, 2022. All Supervisors voted yes. The motion carried 3-0.

APPROVAL OF MINUTES

A motion was made by Mr. Wise and seconded by Mrs. Kolovich to approve the minutes for the Regular meetings of September 13, 2022, and September 27, 2022, as presented. All Supervisors voted yes. The motion carried 3-0.

STAFF REPORTS: *Fire Chief Fred Simpson gave a report of calls being up this year compared to last year, let the Board know the automatic aide is working, and the brush truck rehabilitation project is almost complete.*

SUPERVISOR REPORTS:

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

OLD BUSINESS:

1. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to award the bid in the amount of \$70,500.00 for the 2022 CCTV Inspection project to Robinson Pipe Cleaning of Pittsburgh, PA as recommended by the Township Engineer in her letter dated October 20, 2022 and in accordance with the public bid opening of October 13, 2022. All Supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to award the bid for the MS4 Pollutant Reduction Plan Firehouse Streambank Stabilization project in the amount of \$ 128,780.00 to C. Crump Inc. of Hubbard Ohio as recommended by the Township Engineer and the Township Solicitor, waiving all informal irregularities in accordance with the public bid opening October 11, 2022. All Supervisors voted yes. The motion carried 3-0.
3. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to make an offer of employment for the position of Laborer in the Chartiers Township Public Works Department to Austin Dever conditional upon satisfactorily completing a pre-employment drug screening, DMV and credit check. All Supervisors voted yes. The motion carried 3-0.

Mrs. Bails of McClane Farm Road asked the Board their reasoning for not hiring her husband for the laborer position as he already works for the township as their grounds keeper. She also asked if they would reimburse him for his CDL Class that he took in preparation for the open laborer position in Public Works.

Mr. Liekar, solicitor for the township stated it is at the Board's discretion to make hiring decisions.

Jodi Noble, Manager stated that the township can not reimburse Mr. Bails for his CDL course. He was not required to take a CDL course for his current position and opted to take this class on his own accord.

NEW BUSINESS:

1. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to appoint Kathy Jo Miles to the Friends of the Parks Board, to fill the unseated vacancy, for a 2-year term until the first Monday in January 2024. All Supervisors voted yes. The motion carried 3-0.
2. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to authorize advertising of the Conditional Use Hearing for Avant Holdings LLC for Business

Office in the C-1 Zoning District at 600 North Main Street, Houston, PA at the Regular rescheduled meeting of the Board of Supervisors, previously advertised for November 9, 2022 at 5:00 pm. All Supervisors voted yes. The motion carried 3-0.

3. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to authorize advertising of the Conditional Use Hearing for Sheri Donas to conduct a Home-Based Business: Child Care Facility in an R-2 Zoning District at 781 McClane Farm Road at the Regular November 22, 2022 meeting of the Board of Supervisors at 5:00 pm. All Supervisors voted yes. The motion carried 3-0.
4. A motion was made by Mr. Wise and seconded by Mrs. Kolovich to authorize payment of invoices indicated on the attached listing.

GENERAL FUND:\$54,318.77;REV. GAM.
FUND:\$1,610.00;SEWER:\$75,755.49;LOC.SER.TAX
FUND:\$8,544.43;COMM.CENT.OPER. FUND:\$153.87;PAYROLL
FUND:\$2,860.87;TTL CHECKS:\$143,243.43

ONLINE BILLS TTL: \$9,487.09

Invoices to be paid are posted on the bulletin board for review. All Supervisors voted yes. The motion carried 3-0.

DISCUSSION ITEMS:

1. 2022 Sewer Rehab
 - a. Contract A: Excavation-The preconstruction meeting is complete and the material list from the contractor has been received.
 - b. Contract B: Lining-Jen and Jodi will discuss if they should move forward or wait until next year due to the price increase.
 - c. CCTV-This bid was approved this evening.
2. 2022 Road Program
 - a. Contract A: Mill and Pave-Contract A & B have minor punch list items.
 - b. Contract B: Base Stabilization
 - c. Contract C: Sealcoat and Fog Seal-Gateway is working on the ponding issue that occurred on Ullom Road.
3. Barnickel and Country Club -Thomas, Engineer from Harshman is in the process of completing the remainder of paperwork for the relocation for submittal.
4. WEWJA Items
 - a. Arden Pump Station-Jen needs to revisit the model and consider growth options for this project.

- b. Arden Mines Sewage Project-Discussion on growth and cost took place. More information will be needed but we are moving forward with this project.
 - c. WEWJA Multi-Municipal 537 -The deadline for final design is the end of the year. The BOS must decide how to proceed with the force main and growth options in this area.
5. May 3rd storm / emergency follow-up-Jodi will follow up with Swede to confirm they are on schedule for starting this project.
6. Meddings Road water line extension request-Jen stated this would not be a cost-effective project for the township to take on.
7. Township refuse collection / Recycling-Jodi is working on the bid for recycling. The Board inquired on bids for a unified hauler as well. They have **not** decided to enact a unified hauler but are exploring options as it may financially make sense to do so.
8. Arthur Road Sewer tap ins-All 4 taps are extended.
9. LSA Grant Next Steps-Jodi and Jen will schedule a meeting to discuss the next steps for this project.
10. Intergovernmental Cooperation Paving -The Board need to discuss and decide whether they would like to join this cooperation. If they join, a paver will be needed, and 3 public works employees will be utilized for approx. 6 weeks during the summer months to help the cooperation with paving projects.

PUBLIC COMMENT

ADJOURN

Time: 6:11 pm

Recording Secretary, Jamie Rozzo

Secretary, Frank Wise Jr.