

CHARTIERS TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
February 21, 2012

Richard W. Metzler – Chairman called the regular meeting of the Chartiers Township Board of Supervisors regular meeting to order at 7:00 p.m. Tuesday, February 21, 2011. Mr. Metzler asked all present to stand for the pledge of allegiance.

**ATTENDANCE:**

Attending this evenings meeting were Supervisors A. William Kiehl, John M. Marcischak and Mr. Metzler. Additionally in attendance were James Liekar-Solicitor; Samuel R. Stockton-Township Manager; Daniel Slagle-Township Engineer; Edward Jeffries-Public Works Director; Harold Ivery, Jr.- Planning/Zoning Officer and Wendy Williams-Recording Secretary.

**APPROVAL OF MINUTES** (Posted on Bulletin Board)

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve the Board of Supervisors regular meeting minutes of February 14, 2012 as printed. Motion carried.

Maronda Homes request to modify the approved plan of lots from town homes to single-family homes. (Plan No. 2)

Representing Maronda Homes this evening were Mr. John Kamin – Attorney and Patrick Cooper – Gateway Engineering.

Attorney Kamin: “We remain willing to amend Plan 2 to take it down to 48 lots. We think in reviewing the PRD decision, we believe the only change from a PRD approval that was originally granted to the Summit to this plan is a reduction and the overall dwelling unit density requirement, which was one of the requirements of the approval in the actual PRD approval there was no requirement as to unit mix and that is why we think we are in our rights to ask the approval be amended to the conversion from townhouses to single family dwellings. We have agreed to the 15 foot separation that had been asked for. I don’t think it is necessary for us to go back to Planning to reduce that number from 49 to 48 because it is a reduction and the increase of density. We would ask for an act favorably on PRD approval. We can’t get 47 no matter how hard we try. From a financial standpoint we have had our people look at it – lots of internal discussions of how we can and can’t make this work. We would be happy to amend our request, formally to the 48 lots.”

Mr. Metzler: “The Board wanted to see the enforcement of 60 foot wide lots and the requirement of 9,000 square foot area on each lot. That was the condition we were looking for, which you are not meeting. The discussion of eliminating one additional lot would almost bring the lots in compliance with that and gets it very close to meeting that condition. Leaving the plan the way the modification describes it; it falls substantially

short of that objective. We are applying that portion of the R2 zoning (lot width of the lot and lot area) R2 zoning as a condition for approval.”

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak that the Summit Plan No. 2 be denied and the Developer’s request for modification to reduce minimum lot size from 9,000 square feet to 5,750 square feet and request for modification of lot width at setback line from 60 feet to 55 feet be denied. The application is denied because the lot size of 21 of the proposed lots are less than 9,000 square feet as required by the Chartiers Township Zoning Ordinance No. 245 Article 400 Section 430.2 and only 11 lots have the required 60 feet lot width at the setback line as required by Section 430.2. Motion carried.

Attorney Kamin asked that the 48 Lot Plan (Plan No. 3) be sent to the Planning Commission.

January 24, 2012 is to be considered as the submission date for Plan No. 3. The next Planning Commission meeting is Tuesday February 27, 2012. Maronda Homes agrees to this submission date.

Mark West Rail Yard Site Plan and Mark West Liberty Midstream Sanitary Sewage Holding Tank Application and Permit for the proposed rail yard facility:

Suggested Conditions for Approval (recommended by Mr. Slagle) 1): Noise – Less than 60 dB at property line; 2) Hours of Operation – 7:00 a.m. to 9:00 p.m. 3) Provide approval for Emergency Response Plan by Region 13; 4) Exclusive Use for Natural Gas Industry; 5) Provide Cooperation Project for Montour Run Trail; 6) Provide Cooperative Wetland Project (DEP Mandate); Provide Permanent Wastewater Treatment System; 6) Provide all Relative Third Party Approvals; a) PADOT Highway Occupancy Permit Approval; b) PaDEP Joint Permit Approval; c) Army Corps of Engineers Approval..

Mark West Comments:

Would like to begin infrastructure installation at the yard. Will not operate or build facilities that require approval, for example the joint permit until we have such approvals in hand.

The Board did not act on the site plan approval request and indicated that a continuation of consideration is required.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak that Mark West is authorized to put minor piping and foundations for the work at the Rail yard site in conjunction with the grading permit. Motion carried.

## **STAFF REPORTS:**

### **Township Manager – Samuel R. Stockton**

Informed Representative White Office of Board approval of meeting room on March 22, 2012.

Arranged a meeting with Hayes Design Group to discuss the proposed Community Center.

Worked with Township Engineer on the Midland Sewer Project PennVest Application.

The Township is in receipt of a letter of award from the Washington County Commissioners selecting the Midland Sewer Project for Local Share Account Funding. The Redevelopment Authority will prepare the project information by March 31, 2012 for DCED approval.

I have been in contact with Pastor Kurt, of the Central Assembly of God. He has requested a meeting or e-mail contact with the Board to discuss ways the Church may be of assistance.

Neither Range Resources nor Mark West have responded to my request for meetings with the Board of Supervisors.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize the Manager to pursue up-dates of the Website. Motion carried.

Mr. Metzler requested that the Pastor of Central Assembly of God Church and Mrs. Popeck to inquire if they are still interested in a Clean-up and schedule a meeting with the Board.

### **Public Works Director – Edward Jeffries**

All equipment is in good working order.

We have been cleaning and repairing storm drains in Meadow Lands.

We had the Tiger Mower out cutting dead and bad tree limbs on country roads.

Patch potholes on Allison Hollow Road.

**Planning/Zoning Officer – Harold Ivery Jr.**

Outside Storage – Visitation has been made at the four places and received favorable responses.

**Township Engineer – Daniel Slagle**

**Development Proposals**

1. **Creekside Commons** – Cecil Township is agreeable to allocating 40 EDU's but wants a transportation fee. The Developer needs to prepare/submit the required Planning Module.
2. **Markwest Rail Yard Site Plan** – We reviewed/commented on the revised Site Plan submitted on 2/7/2012 since their last submittal dated 9/22/2011.
3. **Summit PRD** - We reviewed their last plan, hand delivered at our last meeting on 1/24/12. We have updated our review letter for consideration at the next Planning Commission Meeting on February 28, 2012.
4. **Stiles Subdivision Plan** - We have reviewed the minor subdivision plan to subdivide a 41.22 Acre Lot into two lots for consideration at the next Planning Commission Meeting on February 28, 2012.
5. **Chartiers Industrial Park PH II Site Plan** – We have received Phase II of the Chartiers Industrial Park Site Plan for review on 2/21/2012 for compliance with the Township Ordinance and consideration at the next Planning Commission Meeting on February 28, 2012.

**Capital Improvement Projects**

1. **Midland Act 537 Plan** – We applied to PaDEP for \$19,204.60 reimbursement of the Midland Act 537 Plan on 6/29/11. **Discussed status with the Manager and PaDEP.**
2. **Midland Sewer Project** –PaDEP approved on the WQM Part II Permit on February 17, 2012. PaDEP/WCCD approved the General/NPDES Permit and the GP5/GP8 Permits. We have updated the cost estimate. The Army Corps of Engineers is currently reviewing the project. We are currently preparing the required PaDOT Highway Occupancy Permit Application.

3. **Midland Sewer R/W** – We have researched/assembled the property data and are currently plotting the property data and developing customer data base in order to prepare R/W Exhibits. A Townhall meeting will be scheduled to update the Township residents and acquire the required R/W's in May 2012.
4. **PennVEST Financing** – We have prepared the PennVEST application which must be uploaded by February 22, 2012 with an April 25, 2012 Board Meeting. We are currently requesting a Grant/Loan in the amount of \$2,000,000.
5. **Pittsburgh & Ohio Central Railroad** – We have prepared/submitted the Railroad License Application for the R/W for the Midland Sewer Project.

#### **On-Going Developer Projects**

1. **Chartiers Industrial Park Site Plan** – Construction started 8/15/11. PaDEP is requiring a Planning Module for the holding tanks. The Developer is currently revising the sewer drawings. We understand that the Recorded Plan was not signed; therefore no lots can be sold. The Developer has posted the required bonds.
2. **Microtel Hotel Site Plan** – We prepared the Planning Module Components. We reviewed the revised flow data from the Developer's Engineer and updated sewer tap calculation in the Sewer Service Availability Letter. We understand that the Developer missed PaDEP/CHJA's Tap window.

#### **On-Going Township Projects**

1. **2012 Tap Request** - CHJA submitted the joint request in January 17, 2012.
2. **Act 57 Tapping Fee Calculation** - We updated the Township's Act 57 Tapping Fee Calculation. We met with the Supervisors to review the tapping fee report and discuss CHJA's Act 57 calculation.
3. **Infiltration/Inflow Reduction Program** - Jet Jack is completing the CCTV work which should be completed the end of the month. We still retain \$25,000.

4. **2011 Sewer Rehabilitation Project** – One remaining sewer run will be completed this spring. We still retain \$45,198.16.
5. **2011 Paving Project** – The bonds have been submitted by El Grande and Youngblood Paving guaranteeing their bid for next year.
6. **Township Subdivision and Land Ordinance** - The PC is currently reviewing the new Construction Standards. **We are currently updating the Land Development and Subdivision Ordinance.**

**Solicitor – James Liekar**

Working on the summary of Act 167 and will have ready for next meeting.

**SUPERVISOR REPORTS:**

**Mr. Metzler:** No report

**Mr. Kiehl:**

Mr. Kiehl requested that a meeting be set up with Mr. Kevin Sweeny Highmark Blue Cross Blue Shield with the Employees regarding the Health Insurance Plan.

**Mr. Marcischak:** No report

**OLD BUSINESS:**

None

**NEW BUSINESS:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to authorize payment of invoices (General Fund: Checks #26827-2659: \$17,924.17; Light Fund: Check #1417: \$4,546.50; Fire Hydrant: Check #1429: \$3,775.56; Sewer Fund: Check #2487: \$208.28; RT. 18 SLE Fund: Check #1066: \$620,848.36; Liquid Fuels Fund: Check #1427: \$789.58; Total All Funds: \$648,082.45). Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve 2008 Non-Resident Refunds in the amount of \$139.33. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve 2010 Non-Resident Refunds in the amount of \$1,492.46. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve 2011 Non-Resident Refunds in the amount of \$225.48. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to approve payment of Invoice #2 to Kukurin, Inc. in the amount of \$620,848.36 for the work performed on the Route 18 Joint Sewer Project. Motion carried.

**DISCUSSION ITEMS:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to waive the meeting room fee, as requested by Kingston Estates Homeowner's Association for an April 19, 2012 meeting. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to waive the Social Hall fee for a fundraiser held February 11, 2012 as requested by the Chartiers-Houston High School Varsity Softball Booster Club. Motion carried.

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to accept a cost of \$5,900.00 and set Saturday May 19, 2012 for Waste Management Clean Up Day. Motion carried.

All Supervisors will be attending the Central Assembly of God Police, Fire and EMS Appreciation Banquet Tuesday March 27<sup>th</sup> at 6:00 p.m.

**EXECUTIVE SESSION:**

None

**ADJOURNMENT:**

A motion was made by Mr. Kiehl and seconded by Mr. Marcischak to adjourn the meeting at 8:55 p.m.

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John Marcischak  
Secretary

Wendy Williams, Recording Secretary