

**SOUTH STRABANE TOWNSHIP
BOARD OF SUPERVISORS REGULAR MEETING**

MAY 22 2018

APPROVED MEETING MINUTES

1. CALL TO ORDER

The May 22, 2018 Regular Meeting of the South Strabane Township Board of Supervisors (Board) came to order at 7:00 p.m. in the Mae C. Reynolds Meeting Room of the Municipal Building (550 Washington Road).

The following were present:

Board of Supervisors	Bob Weber, Chairman; Thomas Moore, Vice Chairman; Bracken Burns; Richard Luketich; and Laynee Zipko.
Also Present	Brandon Stanick, Township Manager; Dennis Makel, Township Solicitor; Michael Sherrieb, Township Engineer; and Scott Reese, Fire Chief.

A list of 17 visitors is on file at the Municipal Building.

2. PLEDGE OF ALLEGIANCE

Chair Weber led the Pledge of Allegiance.

3. PUBLIC COMMENT

Chair Weber stated the Board allocates a period of time during this item for those individuals who would like the opportunity to address the Board on any matter. Each person addressing the Board is asked to limit their comments to a maximum of three (3) minutes.

Ms. Linda Wolf requested the Board reduce the rental fee for Billy Bell Park from \$250 to \$125. She advised that the park pavilion is being rented by a group having a reunion for the residents of the Pancake community. Previous reunion events were held at the pavilion at the Pancake Fire Station and the fee for Billy Bell Park is a hardship.

4. CONSIDERATION OF MEETING MINUTES – MAY 8, 2018

Mr. Mr. Burns moved to approve the May 8, 2018 Board of Supervisor Meeting Minutes with a correction to a typographical error on page 3 and Chair Weber's request to list the name of the Board to which Mr. Moore was appointed as the Neighborhood Improvement District Administrative Board (page 7). Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

5. **FINANCIAL BUSINESS**

Township Manager Stanick reported the following financial business (revisions provided to the Board prior to the meeting):

- Payroll: \$ 112,923.61 (pay date of May 11th)
- General Fund: \$ 67,159.05
- Liquid Fuels: \$ 5,239.44
- **Total Expenditure: \$ 185,322.10**

- Overtime costs for the period include:

- Police: \$ 5,644.70
- Fire: \$ 1,903.42
- Public Works: \$ 562.00
- **Total OT: \$ 8,110.12**

Mr. Luketich moved to approve the payroll for the period April 22, 2018 through May 5, 2018 and bills for the period May 3, 2018 through May 16, 2018 as presented. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

6. **ANNOUNCEMENTS**

Township Manager Stanick stated that due to a procedural issue, G3 Holdings, LLC, the applicant for a conditional use permit to allow an office building at 65 Fischer Rd., has requested its application be considered by the Board at the June 12, 2018 meeting.

Also, Township Offices will be closed next Monday for Memorial Day.

7. **TOWNSHIP REPORTS**

Township Manager's Report

Request from Trinity Area School District to Waive Building Permit Fees

Ms. Kerrin McIlvaine (resident on Wilmont Ave.), of the Trinity Area School District Board, presented a request from the School District to waive the building permit fee for the District's new HVAC system for the East Elementary School in the amount of \$49,000. She stated that this fee is a big hit to the District's budget and is equal to the salary of a teacher. She also stated that other municipalities in the District have waived building permit fees for school construction projects.

In response to a question from Mr. Burns, Mr. Matthew Howard, Director of Fiscal Services, stated other recent District projects include: South Elementary in Amwell Township in the amount of \$1,000, North Elementary in Canton Township in the amount of \$5,000, and West Elementary in

N. Franklin in the amount of \$7,000. He noted each permit fee was under \$10,000 and confirmed that those fees were not waived by the municipalities.

Mr. Luketich asked if the District had budgeted for this project. Mr. Howard advised that there are sufficient funds in the bond issue to cover the permit fee.

As there were no further questions, Chair Weber advised the Board will take the request under advisement.

Update Regarding Bid Award for Gasoline

Township Manager Stanick reported that gasoline was rebid and did not generate any proposals. He advised the Township is now permitted to negotiate a price for the commodity. It is anticipated a contract will be prepared for the Board's consideration on June 12, 2018.

Township Solicitor's Report

The Township Solicitor had no report.

Secretary/Treasurer's Report

The following items have been received or issued between May 5 and May 18, 2018:

Minutes:

- a) Planning Commission Meeting Minutes – April 5, 2018

Reports and Publications:

- a) Animal Control Report – April 2018

Correspondence:

- a) Letter dated April 17, 2018 from Comcast regarding video packaging pricing;
- b) Letter dated April 17, 2018 from Redevelopment Authority of the County of Washington regarding Home Rehabilitation, Access and Homebuyer Assistance Programs;
- c) *Letter (w/ attachments) dated April 19, 2018 from EQT regarding its intent to apply for a permit to drill the F.I Moninger (AMT2H19) Well in Amwell Township;*
- d) Letter dated April 26, 2018 from Officer Ryan Hoffman and Officer Keith Zenkovich regarding the Police Wage and Bargaining Unit for the contract period beginning January 1, 2019;
- e) Letter dated May 2, 2018 from anonymous resident concerning conditions at 1427 North Main Street;
- f) *Letter (w/ attachments) dated May 3, 2018 from Rice Energy regarding its intent to apply for a permit to drill Iron Man (AMT524H99) Well in North Bethlehem Township;*
- g) Letter dated May 11, 2018 from Cyndi Kotowski regarding the upcoming Victory Centre NID Administrative Board Meeting; and
- h) Letter dated May 16, 2018 from Brandon Stanick to Cyndi Kotowski regarding the NID Board Appointment of Supervisor Thomas Moore.

8. UNFINISHED BUSINESS

8A Ordinance Amending Chapter 245 of the Township Zoning Code Regarding the Purpose of the C-3 District and Eliminating Light Manufacturing as an Authorized Conditional Use in the C-3 District (Tabled)

Mr. Weber advised this item will remain on the table.

9. NEW BUSINESS

Chair Weber suggested Agenda Item 9I be taken first and then return to the regular order of the meeting. There were no objections from the Board.

9I Request from J. Angelides Enterprises, LP for A Reduction of the Irrevocable Letter of Credit for Revised Phase 2 of the Bradford Run Development Along Country Club Rd.

Township Manager Stanick reported the Township is in receipt of a request from John Quigley of JMQ Development, representing J. Angelides Enterprises, LP, requesting a reduction in the Letter of Credit (No. 1240 dated April 20, 2018) in the amount of \$283,650 for the Bradford Run Phase 2 Development. Pursuant to the Township's Subdivision and Land Development Ordinance, a developer may request reductions in performance securities, e.g. Letter of Credit, for work that has been inspected and properly completed. The request before the Board is specifically for the bulk excavation and erosion and sediment control work for the site.

Township Engineer Michael Sherrieb reported the specified improvements have been inspected and recommended the Board approve the request.

Mr. Burns moved to reduce the Letter of Credit for Phase 2 of the Bradford Run Development in the amount of \$283,650 for the bulk excavation and erosion and sediment control work for the site. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9A Resolution Granting Preliminary and Final Minor Subdivision Approval for Strabane Manor Lot 404 Revised Along Shawnee Dr.

Jim Sperdute of Sperdute Land Surveying Co., representing Dan Ryan Builders, reported the request to revise the subdivision is to subdivide Lot 404 into three parcels at the center of the existing townhome party walls. There are no additional buildings being proposed and is consistent with the process used throughout the various phases of the development.

Mr. Burns moved to approve the resolution granting preliminary and final minor subdivision approval for Strabane Manor Lot 404 revised. Mr. Moore seconded the motion. The motion passed on a unanimous voice vote.

9B Resolution Granting Preliminary and Final Minor Subdivision Approval for the John E. Fields Subdivision Plan No. 1 for a Two-Lot Subdivision Along Lakeview Dr.

Ms. Stacy Kniha, contract purchaser for the property known as Lot 2, advised the purpose of the subdivision is to modify Lot 1 (8.219 acres) and create Lot 2 (1.066 acres) to purchase Lot 2 from the owner, Mr. John Fields.

Mr. Burns moved to approve the resolution granting preliminary and final minor subdivision approval for the John E. Fields Subdivision Plan No. 1 for a two-lot subdivision along Lakeview Dr. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9C Resolution Granting Preliminary and Final Minor Subdivision Approval for the Consolidation of Lot 6 & Lot 7 of the Hopper Plan of Lots No. 2 Located Along E. Beau St.

Mr. Steven Shook, property owner, advised he is proposing to consolidate Lot 6 (9.35 acres) with Lot 7 (13.52) into one lot consisting of 22.87 acres.

Township Manager Stanick reported that along with the subdivision request is a request to reduce the drawing scale from 1 in. to 50 ft. to 1 in. to 100 ft. (refer to Mr. Mounts' letter dated January 26, 2018).

Mr. Burns moved to approve the resolution granting preliminary and final minor subdivision approval for the consolidation of Lot 6 and Lot 7 of the Hopper Plan of Lots No. 2 Located Along E. Beau St. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9D Resolution Granting Preliminary and Final Minor Subdivision Approval for the Bruce A. Coen Subdivision No. 1 for a Two-Lot Subdivision Along Quarry Rd.

Mr. Gregory Gorrington, contract purchaser for the property known as Lot 1, advised the purpose of the request is to realign a property line after the purchase of Lot 1 (0.971 acre) from Mr. and Mrs. Coen. He noted he would then own Lot 1 and Lot 2A and Lot 2 would be owned by the Coen's resulting in an equal exchange of land between he and the Coen's.

Mr. Burns moved to approve the resolution granting preliminary and final minor subdivision approval for the Bruce A. Coen Subdivision No. 1 for a two-lot subdivision along Quarry Rd. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9E Resolution Granting Preliminary and Final Land Development Approval for the Construction of a One-Story Commercial Building, Park Place South Pad, Located Along Burkett Ln.

Township Manager Stanick reported the Township is in receipt of a Land Development Application dated January 17, 2018 from Washington Investments of PA, LLC (Developer) for

the construction of a one-story commercial building, 21,150 sq. ft. in size, located at the intersection of Park Place and Burkett Lane (across from the Sunoco station). In summary, the site is located in the C-2 Commercial Zoning District and the building will accommodate office, retail and restaurant uses as of right.

He also reported that at its meeting on May 3rd, the Planning Commission recommended the Board of Supervisors grant Preliminary/Final Land Development Approval with the following conditions recommended by the Township Engineer:

- a) Obtain approval from the PADEP for sewage planning module exemption;
- b) Execute a developer's agreement in accordance with Township requirements;
- c) Obtain all applicable Township permits prior to commencing work; and
- d) Final recording of the extinguishment of the electrical easement document.

Additionally, Township Manager Stanick reported that pursuant to Section 206-43 of Township Subdivision and Land Development Ordinance (SALDO), final approval of all land developments shall be subject to the execution of a development agreement where public improvements are proposed or where conditions attached to the final approval must be implemented (no public improvements, refer to aforementioned conditions). A development agreement is a tool that municipalities use to ensure the proper financial and construction performance of improvements. This is currently being reviewed with the Developer and will be considered by the Board at a future date.

Mr. Moore moved to approve the resolution granting preliminary and final land development approval for the construction of a one-story commercial building, Park Place south pad, along Burkett Ln. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9F Sewage Planning Module for a One-Story Commercial Building, Park Place South Pad, Located Along Burkett Ln.

Township Manager Stanick reported that Washington Investments of PA, LLC (Developer) has also submitted a request for a planning exemption from the requirements of Act 537, the PA Sewage Facilities Act. According to Act 537, sewage facilities planning is a duty of local municipalities to ensure sewage disposal needs are addressed. The Developer has requested an exemption from the requirements because the sewage system serving the proposed building will connect into an existing sewage disposal system.

Mr. Burns moved to approve the sewage planning module exemption. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9H Appointments to the Sergeant Promotion Interview Committee

Agenda Item 9H was then taken under consideration by the Board without objection.

Township Manager Stanick reported that pursuant to the Township's Sergeant Selection and Promotion Policy, an Interview Committee, comprised of the Police Chief, Township Manager and two members of the Board of Supervisors, is responsible for administering the oral examination part of the promotion process. Chair Weber is asking the Board to consider Mr. Moore (Police Department Liaison) and Mr. Weber to serve on the Committee.

Mr. Burns moved to appoint Mr. Moore and Mr. Weber to the Sergeant Promotion Interview Committee. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9G Public Hearing to Consider an Ordinance Amending Chapter 245 of the South Strabane Township Zoning Code Amending the Conditional Use of the R-3 District to Include Adult Day Care

Township Solicitor introduced the item and advised that the Public Hearing this evening is to consider a request to amend the text of the Zoning Code to allow adult day care as a conditional use in the R-3 District by Presbyterian Seniorcare. Stenographer Roznac administered the oath to those in attendance.

Mr. Greg Malisky, Senior Director of Finance and Support for Presbyterian Seniorcare, Mr. Glenn Delich, an Executive Director with Presbyterian Seniorcare and Mr. Mark Reithmuller of Speakman, Reithmuller and Allison Attorneys at Law were in attendance representing Presbyterian Seniorcare.

Mr. Malisky advised that Presbyterian Seniorcare would like to add an adult day care service to a previously approved development, Presbyterian Seniorcare's Dementia Care Center (954 Redstone Rd.). The adult day care services are an integral part of the Dementia Center and will allow those residents to become acclimated to their surroundings should they become a permanent resident and allows those residents of the Dementia Center to become acclimated to those currently receiving adult day care services.

In response to questions from Mr. Reithmuller, Mr. Malisky advised the facility will comply with all State requirements, hours of operation will generally be 9:00 a.m. to 5:00 p.m. without the option to stay overnight and adequate parking and drop-off areas will be provided. Mr. Malisky stated that these services, specifically for dementia, are needed in the County.

Mr. Burns stated he serves as a member of Presbyterian Seniorcare Foundation and also serves on the Development Committee for the facility in question and will not be voting on the matter.

Mr. Moore had no questions.

In response to a question from Chair Weber, Mr. Malisky stated the services being provided will accommodate a total of 15 people.

Mr. Luketich inquired of the number of days the service will be offered and the staffing Presbyterian Seniorcare plans to provide. Mr. Malisky confirmed the adult day care services will be provided Monday through Friday. Mr. Delich stated the staff to patient ratio goes beyond the minimum of a one to seven requirement. This includes a combination of all different levels of nursing and staff support. Mr. Malisky stated that Presbyterian Seniorcare has a rich history of exceeding the minimum requirements for staff support.

In response to a comment from Ms. Zipko, Mr. Malisky stated the general window of time for the services is 9:00 a.m. to 5:00 p.m.

Chair Weber moved to enter the following exhibits into the record:

Exhibit A – Conditional Use Zoning Application;

Exhibit B – Legal Advertisement for the Public Hearing;

Exhibit C – Letter from the Washington County Planning Commission; and

Exhibit D – Staff Memorandum Dated May 3, 2018 from Township Manager Stanick to the Planning Commission.

Ms. Zipko seconded the motion. The motion passed on a 4-0-1 vote with Mr. Burns abstaining.

In response to Township Solicitor Makel, Mr. Reithmuller stated the request for this evening is to allow adult day care as a conditional use accessory to a nursing home in the R-3 Zoning District.

Additionally, Township Manager Stanick confirmed he and Solicitor Furman have reviewed the materials and it is recommended the Board adopt the proposed ordinance.

There were no questions or concerns from the Public.

Ms. Zipko moved to close the Public Hearing. Mr. Luketich seconded the motion. The motion passed on a 4-0-1 vote with Mr. Burns abstaining.

Mr. Moore moved to adopt the ordinance amending the text of the Zoning Code to allow adult day care services as a conditional use accessory to a nursing home in the R-3 Zoning District. Ms. Zipko seconded the motion. The motion passed on a 4-0-1 vote with Mr. Burns abstaining.

10. ADJOURNMENT

Mr. Burns moved to adjourn the meeting. Mr. Moore seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager