

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

JUNE 12, 2018

APPROVED MEETING MINUTES

1. CALL TO ORDER

The June 12, 2018 Regular Meeting of the South Strabane Township Board of Supervisors (Board) came to order at 7:05 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; Police Chief Hilk; Carolyn Yagle, Township Planner; and Scott Reese, Fire Chief.

A list of 29 visitors is on file at the Municipal Building.

Chair Weber stated the Board met in Executive Session prior to the meeting to discuss ongoing litigation and personnel matters.

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. Kathy Indovina (resident on Shawnee Dr.), President of the Strabane Manor Homeowners Association, updated the Board concerning the merger of the Strabane Manor and Strabane Haven Homeowners Associations. She stated that Strabane Haven has not merged or took any action to complete the merger with Strabane Manor. She also noted that Maronda Homes has turned over land and stormwater basins to the HOA without its knowledge and prior to the DEP's final approval of the stormwater management systems.

Mr. Burns expressed his understanding of the issue and stated that the Strabane Manor HOA being the first HOA is the only HOA.

Ms. Tammi Hanek (resident on Shawnee Dr.) stated she is a resident in the Strabane Haven portion of the development and at closing were made aware that the merger of the HOAs would take place in the near future. She stated as a result of this a management company does not exist for Strabane Haven, homeowners are now responsible for stormwater fees for which they were never made aware and no executive board exists.

Township Manager Stanick provided an update regarding the ongoing discussions between Dan Ryan Builders, Strabane Manor and the Township. He stated the Township was made aware at the end of May the meeting to vote on the merger was being scheduled for mid-June. Further, Mr. Stanick reported that the Township has advised Dan Ryan Builders that should the merger not occur as indicated, building permits and occupancy permits will not be issued until the merger is finalized.

Ms. Jamie Zofchak (resident on Panorama Dr.) expressed concern for the high grass at 16 Panorama Dr., as well as the condition of the stream running along the roadway. Additionally, she noted there is evidence of a slide on Manifold Rd. just west of the intersection with Fischer Rd.

Chester Patrina (resident on Patrina Ln.) expressed concern for the condition of the Berry Rd./Manifold Rd. intersection noting the high grass at this location interferes with sight lines.

Mr. Jerry Angelo (resident on Rankin Rd.) expressed concern that the yard waste recycling facility policy hasn't been changed to allow residents to drop off materials on Saturdays.

Ms. Janie Deemer (resident on Zediker Station Rd.) commended the applicants for the additions to the Township's Agricultural Security Area and asked the Board to approve the proposals.

4. CONSIDERATION OF MEETING MINUTES – MAY 22, 2018

Mr. Mr. Burns moved to approve the May 22, 2018 Board of Supervisor Meeting Minutes as presented. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

5. FINANCIAL BUSINESS

Township Manager Stanick reported the following financial business:

- Payroll: \$ 107,262.05 (pay date of May 25th)
- Payroll: \$ 108,711.38 (pay date of June 8th)
- General Fund: \$ 32,237.99
- Liquid Fuels: \$ 14,202.96
- **Total Expenditure: \$ 262,414.38**

- Overtime costs for the period include:
 - Police: \$ 3,115.46 (pay date of May 25th)
 - Fire: \$ 1,798.31 (pay date of May 25th)
 - Public Works: \$ 521.99 (pay date May 25th)

- Police: \$ 6,285.76 (pay date June 8th)
- Fire: \$ 914.08 (pay date of June 8th)
- Public Works: \$ 457.80 (pay date of June 8th)
- **Total OT: \$ 13,093.40**

Mr. Burns moved to approve the payroll for the periods May 6 through May 19, 2018 and May 20 through June 2, 2018 and bills for the period May 17 through June 6, 2018 as presented. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

6. ANNOUNCEMENTS

Township Manager Stanick announced roadway resurfacing of Clare Dr. will start this week. Additionally, he stated a ribbon cutting ceremony, sponsored by the Peters Township and Washington County Chambers of Commerce, took place this morning celebrating the opening of the Beef Jerky Outlet store at Tanger Outlets.

7. TOWNSHIP REPORTS

Township Manager's Report

Request from the City of Washington to Establish a Connection to Clare Drive for Emergency Purposes

Township Manager Stanick reported the City of Washington Mayor Scott Putnam and Councilman Ken Westcott are in attendance requesting the Board consider establishing a connection to Clare Drive from Washington Park for emergency purposes. He noted should this concept be acceptable to the Board, it is recommended time be provided to allow Township Staff and Legal Counsel the opportunity to review in greater detail before a final decision is made.

Mayor Putnam reviewed the request with the Board noting a connection to Clare Dr. through Washington Park was first contemplated in the late 1990s following the tire fire incident. He noted it is a concern of the nearby Washington Park Elementary School having only one access from the area on Dunn Ave. With the I-70 Widening Project, the City now has the opportunity to place fill in the park to construct an access road to Clare Dr. The emergency access drive will be gated at both ends and will be located on the City of Washington property.

In response to a question from Mr. Burns, Mayor Putnam stated that the access drive wouldn't be open to allow people to get to the park and would be open for emergency purposes only. Councilman Westcott noted the school has requested the City pursue an emergency access through the park.

Mr. Burns inquired if it would be open for pedestrian traffic. Councilman Westcott stated the access path would be included in the City's walking trails.

Mr. Moore stated that this request has been brought before the Board in the past and has been met with significant opposition. Mr. Moore inquired of the controls that would be put in place to ensure the access road is only for emergencies. He also expressed his concern with the impact additional access would have at the Clare Dr./E. Beau St. connection. He stated that Clare Dr. would become congested from those living on the other side of the park. He noted his opposition to the connection to Clare Dr.

Councilman Westcott advised that the City owns both sides of the property along Clare Dr. and the gates would remain locked and keys given to both Police Chiefs and Fire Chiefs. He stated the City is not looking to interfere with Clare Dr. residents.

In response to a question from Mr. Moore, Mayor Putnam advised there are no other means of egress to Clare Dr. that is owned by the City.

Councilman Westcott confirmed for Ms. Zipko that the gate would remain locked.

Mr. Luketich inquired about the maintenance responsibilities of the access drive. Mayor Putnam stated the City would address any and all maintenance for the access drive.

Chair Weber asked where the City would like to make the connection to Clare Dr. Mayor Putnam stated the connection would happen near the existing detention pond. Additionally, Chair Weber asked how would bikes and motorcycles be prevented from using the access drive. Councilman Westcott stated the City would look into incorporating the connection into its existing walking trail.

Mayor Putnam advised he will speak to the City's engineer to generate a drawing for the connection and share with the Township Engineer.

Police Department Quarterly Report

Police Chief Drew Hilk provided an overview of the performance of the Police Department for the first quarter. He reviewed several significant cases with the Board that were solved and/or lead to arrest. Additionally, he reported all officers, lead by Officer Grey, have concluded their firearms training for the year. Chief Hilk also acknowledged the Department's involvement in Trinity East School Fun Day and thanked the School District for the opportunity to partner with the Department once again.

Members of the Board thanked Chief Hilk for his report.

Township Solicitor's Report

The Township Solicitor had no report.

Secretary/Treasurer's Report

The following items have been received or issued between May 19 and June 8, 2018:

Minutes:

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

Reports and Publications:

- a) Finance Report – April 2018;
- b) Finance Report – May 2018;
- c) Fire Department Report – May 2018;
- d) Public Safety Report – May 2018;
- e) Tax Collector's Report – May 2018;
- f) Animal Control Report – April 2018;
- g) PSATS News Bulletin – May 2018; and
- h) PSATS - 2018 Adopted PSATS Resolutions.

Correspondence:

- a) Letter dated May 23, 2018 from ISO regarding the recent Building Code Effectiveness Grading Schedule;
- b) Letter dated May 23, 2018 from Washington Health System regarding Oxygen delivery times to the hospital;
- c) *Letter (w/ attachments) dated May 24, 2018 from Rice Energy regarding its intent to apply for a permit to drill the Zorro Well in North Bethlehem Township;*
- d) *Letter (w/ attachments) dated May 29, 2018 from Rice Energy regarding its intent to apply for a permit to drill the Papa Bear Well in Somerset Township;*
- e) Letter dated June 1, 2018 from South Strabane Professional Fire Fighters Local 5006 regarding its request to initiate negotiations for the upcoming term;
- f) Email dated June 1, 2018 from Chris Furman regarding Strabane Manor/Strabane Haven; and
- g) *Letter (w/ attachments) dated June 1, 2018 from EQT regarding its intent to apply for a permit to drill the Habenero Well in North Strabane Township.*

8. UNFINISHED BUSINESS

8A Request from Trinity School District to Waive Building Permit Fees for Renovations to Trinity East Elementary School

Township Manager Stanick reported that at its meeting on May 22, 2018, the Board received a request from Trinity School Board Member Kerrin McIlvaine and Director of Fiscal Services Matthew Howard to waive the building permit fee (\$49,000) for the District's new HVAC system at East Elementary School.

Mr. Howard advised there was no further information to provide.

There was no motion to approve the request.

8B Request from Linda Wolf to Reduce the Rental Fee for Billy Bell Park

Ms. Linda Wolf asked the Board to consider a reduction in the rental rate charged for the pavilion at Billy Bell Park. She stated this is the 18th year for the Pancake community to host a neighborhood reunion, which was held at the Pancake Station pavilion last year at a rate of \$125.00.

Mr. Moore moved to reduce the fee for the Billy Bell Park pavilion rental to \$125.00. The motion was seconded by Chair Weber.

Chair Weber advised there is a schedule in place that establishes the fees for the current year. He expressed concern for multiple requests from others to reduce pavilion rental fees.

Mr. Luketich noted that if the fee is reduced for one person then the Board would have to reduce the fees for everyone. The price for rentals are comparable to other parks in the area and the Township must treat all equally.

Mr. Makel advised his Office will donate the difference of \$125.00.

Mr. Moore withdrew his motion and there were no objections to withdrawing the motion.

8C 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

9A 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 \$235,402.70 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 storm sewer improvements and roadway paving (with the exception of the final wearing course) for the site.

Township Engineer Sherrieb confirmed inspections have been conducted and are deemed complete.

Mr. Burns moved to approve the request to reduce the Letter of Credit (No. 1240) in the amount of \$235,402.70 for the Bradford Run Phase 2 Development. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9B Liens on Properties Located at 3 Farley Ave. and 1120 N. Franklin St. for Violation of Section 66-1 (Brush, Grass and Weeds) of the South Strabane Township Code

Public Safety Director Barnes reported it is requested the Board approve liens at 3 Farley Ave. and 1120 N. Franklin St. to cut the high grass on these properties.

Mr. Burns moved to authorize liens on 3 Farley Ave. and 1120 N. Franklin St. for violation of Section 66-1 of the Township Code. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9C Resolution for the Disposition of Specific Public Records

Township Manager Stanick reported that on April 24, 2018, the Board approved Resolution 11-18, a Resolution Declaring the Township's Intent to Follow the Schedules and Procedures for the Disposition of Records. Pursuant to the Township's Disposal of Records Policy (Policy), acts of disposition are approved by resolution. However, resolutions are not necessarily required for disposing of records that meet the criteria outlined in the Policy. Because there are a significant number of records, it is in the Township's best interest at this time to document the disposition of its public records by resolution. The records proposed for destruction are listed in categories in the proposed resolution.

Mr. Burns moved to approve the resolution for the disposition of specific public records. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

9D Public Hearing to Consider a Conditional Use Application by G3 Holdings, LLC for an Office Building Located at 65 Fischer Rd. in the C-3 Commercial Zoning District

Township Manager Stanick reported the Township received a Conditional Use Application (Application) from G3 Holdings, LLC (Applicant), a real estate holding company for Audia International, dated April 19, 2018, to allow a professional office building at 65 Fischer Road (Property). The proposed office building is a one-story facility, 60,000 sq. ft. in size, located in the C-3 Mixed-Use Commercial District that will serve as the corporate headquarters for Audia International. According to the information provided by the Applicant, Audia International is outgrowing its existing headquarters, located at 450 Racetrack Road in North Strabane Township, and the new facility seeks to accommodate its expanding corporate operations with 200 employees before 2025.

Additionally, he reported the site plan indicates the removal of the existing single-family house and the maintenance of the existing horse stable and indoor riding arena. The site plan also

includes: i) a walking trail for employees, ii) a minimum 300 space parking lot and associated lighting; iii) a main entrance drive from Fischer Road; iv) a proposed entrance drive from Tanger Blvd. v) stormwater management facilities; vi) landscape buffer yards; and vii) utility extensions from along Fischer Rd., Tanger Blvd. and through the center of the adjacent Falconi property.

Township Manager Stanick also reported that at its meeting on May 3, 2018, the Planning Commission considered the Application, and following its deliberation, recommended the Board approve the request for a conditional use to operate a professional office building at the Property with the following conditions: i) the final stormwater management plans are shared with neighboring property owners; the plans are in compliance with the review completed by Township Planning Consultant Carolyn Yagle. According to Section 245-103A(4) of the Township Code, the Board is required to conduct a Public Hearing, following a recommendation from the Planning Commission, pursuant to public notice and written notice requirements. A legal notice was published in the Observer-Reporter on May 23 and 30, 2018 (twice within two consecutive weeks) and letters were mailed on May 21, 2018 (minimum of seven days prior to the Board's hearing) to owners of property within 300 feet of the Property.

Township Solicitor administered the oath to those in attendance. Greg Banner, engineer with Key Environmental, Inc. and Catherine Kidon and Fred Smith, both with Audia International, LLC, were in attendance representing the Applicant.

Ms. Kidon described the company, noting its operations in several other countries. She noted the application is a request for a conditional use approval to allow a 60,000 sq. ft. office building at 65 Fischer Rd. (29 acres) in the C-3 Commercial District.

Mr. Burns inquired if there are any plans to have a plastics manufacturing plant at this location. Ms. Kidon confirmed this request is for an office building that will be used as the international headquarters for Audia International.

Mr. Banner described the proposed concept plan for the facility noting the proposed location of the building, parking lot/lighting, access from Fischer Rd. and a proposed access to Tanger Blvd., as well as existing conditions. He stated that the Applicant is prepared to request an easement from the neighboring property owner to run a sewer line to connect to the public system. The office will be open typically from 8:00 a.m. to 5:00 p.m. with approximately 110 employees currently. It is planned to grow to 200 employees by 2025.

Township Solicitor Makel announced the following exhibits to be entered into the record:

- A. Conditional Use Application;
- B. Public Hearing Advertisement in the Observer-Reporter;
- C. Project Narrative;
- D. Agreement for the Sale of Commercial Real Estate between the Applicant and Bass Pro Pittsburgh Development, Company;

- E. Letter Dated April 25, 2018 from Township Planner Carolyn Yagle;
- F. Letter Dated April 27, 2018 from Stahl Sheaffer Engineering to Mr. Banner Transmitting the Traffic Analysis Results;
- G. Figure 1 Site Location Map;
- H. Exhibit H -
 - Figure 2, Map of Property Owners within 300 ft.
 - Figure 3, Existing Conditions Plan
 - Figure 4, Conceptual Site Plan
 - Figure 5, Sight Line Profile
 - Figure 6, South Strabane Township Proposed Future Land Use Map; and
- I. Letter to Residents Advising of the Scheduled Public Hearing on June 12, 2018.

Mr. Burns moved to accept the Exhibits as presented. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

Mr. Banner continued with the presentation noting the locations of existing utilities. He stated that 300 parking spaces will be provided with access from Fischer Rd. and looking at the potential to extend Tanger Blvd. to the south for a second access. The finished floor elevation will be approximately 20 ft. lower than the existing home. A permit from the Washington Co. Conservation District will also be required for stormwater management, as well as erosion and sedimentation control.

He described the landscaping proposed for the site and noted that Buffer Area B will be used along the norther portion of the eastern property line even though the property does not border a residential zoning district. Buffer Yard C will be provided along the remaining property lines as necessary to augment existing wooded areas. Additionally, the parking lot will be landscaped based on the size of the building footprint.

Mr. Banner shared information regarding the economic benefit to the area. Estimating the value at \$20 million when complete, the proposed development would yield a total of \$340,000 in real estate and school taxes with the Township getting about \$20,000 per year and the school district getting about \$270,000. He also noted that upon moving in, there will be 110 new employees in the Township and will grow to 200 that will contribute approximately \$10,000 in Local Service Taxes.

He noted the property is consistent with the Township's Comprehensive Plan as the future land use map designates this area for future commercial development.

Mr. Banner continued and specifically addressed the standards for conditional uses and performance standards.

Solicitor Makel administered the oath to Township Engineer Sherrieb and Township Planner Yagle.

Township Engineer Sherrieb stated he has not reviewed the proposal in detail, however it does meet conditional use requirements and the Comprehensive Plan. He noted the Code requires land development approval as a condition for conditional use approval. He stated he recommends approval if further conditions can be applied at the time of the land development approval process.

In response to a question from Mr. Moore, Mr. Sherrieb advised pursuant to the traffic study that Fischer Road is satisfactory for this development.

Mr. Banner noted he is aware that land development approval is required; however, developing a plan, in addition to other permit requirements, is too costly at this point in the process. The Township will have plenty of time to review during land development approval and may have other conditions. Mr. Banner expressed his understanding that conditional use approval does not preclude additional conditions from being applied under land development. There are many more approvals still required after granting the conditional use permit.

Township Planner Carolyn Yagle reported her review was related to the proposed use and its consistency with the Township Code and Comprehensive Plan. She then reviewed the view sheds from nearby residential property noting the closest home is 1,250 ft. from where the building will be located. She confirmed that the proposal is compatible with the uses currently within the vicinity of the C-3 District with respect to the location of the building and the topography of the land. The design of the lighting and placement of the HVAC system for the facility will be important both to the development site and the impacts to the view sheds from neighboring properties.

She stated the Code does allow .2-foot candles at the property line; however, it is recommended the lighting be 0-foot candles.

At the request of Ms. Yagle, Mr. Banner noted the proposed connection to Tanger Blvd. would be used as another ingress and egress option.

Ms. Yagle reviewed the site line drawing and noted there is significant buffer from the residential areas to the proposed building.

Also, the proposed development is consistent with the Township's Comprehensive Plan. She noted a daytime office use provides a compatible transition between existing residential to the east and existing intense retail operations to the north. This is reflective of a theme of the Plan for creating compatible residential, non-residential and mixed-use land use patterns and encourage commercial development/reinvestment along major corridors in non-residential areas.

As there were no further questions from the Board, the floor was open to public comment.

Mr. Kevin Bliss (resident on Flint Dr.) inquired if the peak hours are from 6:00 a.m. to 9:00 a.m. will conflict with school buses in the area.

Ms. Melissa Southern, Traffic Engineer with Stahl Sheaffer Engineering, reviewed the data from the traffic study noting there are 83 trips during the peak a.m. hours (71 entering and 12 exiting) and 70 trips during the peak p.m. hours (11 entering and 59 exiting). It is estimated that 90% of traffic generated by the development will come from the I-79 interchange with Manifold Rd.; the remaining 10% will come from Rt. 19 and Fischer Rd. Capacity is then studied using turn lane warrants at intersections and signal warrants at the intersections. The study intersections include: Racetrack Rd./Johnson Rd./Tanger Blvd., Fischer Rd./Washington Rd./Davis School Rd. and Manifold Rd./Fischer Rd./Development Access Driveway. Under the proposed access one scenario all intersections operate at acceptable levels of service where traffic signals and turn lanes are not warranted at the study intersections. She noted the school buses would have been included in the traffic counts during the study.

Ms. Cynthia Rossi (resident on Zediker Station Rd.) stated this is a wonderful opportunity to bring in a business allowing for growth in a responsible manner.

Mr. Chester Patrina (resident on Patrina Lane) expressed concern for the minimal site distance at the Manifold and Fischer intersection. There will be an increase of traffic on Manifold Rd. due to the development.

Ms. Katharina Welch (resident on Flint Dr.) expressed concern for the traffic that will be generated on Manifold Rd. toward I-79, as well as at Berry Rd. and Fischer Rd.

Ms. Nancy Zipko (resident on Berry Rd.) stated the proposal is a nice idea. She noted the property on the left at Manifold Rd. and Fischer Rd. needs cut, as well as the intersection with Berry Rd. The traffic is a safety concern.

Mr. Burns moved to close the Public Hearing. Mr. Moore seconded the motion. The motion passed on a unanimous voice vote.

Mr. Burns moved to grant conditional use approval for an office building located at 65 Fischer Rd. in the C-3 Commercial Zoning District. Ms. Zipko seconded the motion and suggested the motion be amended to include the Planning Commission's conditions. Mr. Burns accepted the amendment to the motion.

Following a discussion of the matter, Chair Weber moved to table the Board's consideration to June 26, 2018 to allow time for Solicitor Makel to prepare Findings of Fact and Conclusions of Law. Mr. Moore seconded the motion. The motion passed on a 3-2 vote with Mr. Burns and Ms. Zipko voting no.

9E Public Hearing to Consider a Resolution Approving Additions to the South Strabane Township Agricultural Security Area

Township Manager Stanick reported the Township is in receipt of applications for additions to the Township Agricultural Security Area (ASA) from the following (Proposal):

Names of Owner(s)	Address	Tax Parcel No.	Acres Per Parcel	Date Received
Linda Puskarich, Jacob Puskarich	199 Booth Rd.	600-012-00-00-0010-00	70.42	Feb. 2, 2018
Brian Myers, Suzanne Myers	80 Meyers Rd.	600-012-00-00-0016-10	12.25	Feb. 15, 2018
Nelson, Samuel, Lorraine & Wayne Kraeer and Nancy Travis	555 Davis School Rd.	600-002-00-00-0012-00	83.00	Feb. 28, 2018
James Murray, Kathleen Murray	38 Beagle Club Rd.	600-011-00-00-0005-00	78.60	Jan. 29, 2018
Joseph & Nancy Zipko & John and Marie Zipko	790 Berry Rd.	600-001-00-00-0001-00	163.00	March 5, 2018

In preparation for the review process, a public notice was published on March 23, 2018 advising the Township had received the Proposal and the 15-day period to propose any changes will close on April 7th; no proposed changes were received. The Township ASA Advisory Committee met on April 12th and April 19th to review the Proposal and recommended approval with the modification to exclude the 1.29-acre Murray Parcel as it does not meet the minimum size requirement (ten acres for non-contiguous parcels) and at least 50% of the soils are not classified I through IV (Modification). At its May 3rd meeting, the Planning Commission also recommended the Board approve the Proposal with the Modification and asked Staff to confirm the legal reference that allows legal non-conforming parcels to qualify for inclusion in an ASA (refer to attached email from Solicitor Furman).

He stated a notice was published in the June 1st edition of the Observer-Reporter advertising the June 12th Public Hearing. As required by Law, notices have also been posted in five conspicuous places in the Township, including: i) the Municipal Building, ii) Police Station, iii) Tractor Farm Supply Co., iv) Driscoll Park, and v) Community Park. Letters advising of the Public Hearing were mailed to the applicants and existing property owners within the ASA as required.

In response to questions from Solicitor Makel, Ms. Linda Puskarich, property owner of 199 Booth Rd., advised she owns 70.42 acres and plans to continue to function as a farm. Additionally, Mr. Nelson Kraeer, property owner of 555 Davis School Rd., advised the property is 83 acres and that farm operations will continue on his property as well. Mr. Eric Zipko, residing at 790 Berry Rd., stated the property is a family-owned and operating farm. The property has always existing as farmland.

A discussion followed regarding the consideration of the applications without the property owners present for the meeting.

The floor was open for Public Comment.

Ms. Cynthia Rossi advised she submitted comments to the Board concerning the applications.

As the comments were not provided to the Board prior to meeting, Township Manager Stanick read the following into the record:

April 7, 2018

Mr. Brandon Stanick
Manager
South Strabane Township
550 Washington Road
Washington, PA 15301

Comments Regarding Proposed Additions to Agricultural Security Area

Dear Mr. Stanick,

During our conversation two days ago you explained that the comment period was for those who were near or adjacent to the proposed areas. I mentioned the criticism I received during a public meeting for not commenting during the last 15 day comment period. To comply with the 15 day period, the following comments are submitted.

1. The property at 80 Myers Road appears to be a residential property surrounded by a growing number of large residential properties. Although the law has many loopholes and ambiguities, it seems odd at best to see this property in a class with the Murray family's text book true and reliable working farm, just a minute down the road.

2. The inclusion of all the 790 Berry Road property also raises questions. The property contains several right of ways which I can supply documentation for, including the 2015 right of way related to the Old Mill retail development just up the road. Can the land presently granted for right of ways which also include power lines, an old rail bed, sewer and other utility easements be included in the proposed acreage?

3. It appears that committee members and the committee chair are in the precarious position of possibly voting on matters that involve what they perceive to be benefits for their property ownership. This appearance of a conflict of interest undermines the confidence of community members.

Thank you for the opportunity to comment.

Sincerely,

Cynthia A. Rossi
Tara Hill Farm

99 Zediker Station Road
Washington, PA 15301

Ms. Rossi stated that if no active farming is taking place in the rights-of-way then the applicants should not include that portion of their land in the application.

Solicitor Makel confirmed that although Ms. Zipko is an applicant, she is permitted to vote on the matter as there is no financial gain to Ms. Zipko.

As there were no further questions, Mr. Luketich moved to enter the following exhibits into the record: Exhibit A – the ASA Applications and Exhibit B – the Public Notice Advertisements. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

Mr. Moore moved to close the Public Hearing. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

Mr. Luketich moved to approve the resolution adding the properties in the Proposal to the South Strabane Township Agricultural Security Area. Mr. Moore seconded the motion. The motion passed on a unanimous voice vote.

9F Motion Authorizing the Township Manager to Research a Monitoring and Security System for Township Facilities

Chair Weber introduced the item. Township Manager Stanick reported the request is to authorize Staff to investigate and research ways to make Township facilities more secure.

Mr. Luketich moved to authorize the Township Manager to research a monitoring and security system for Township facilities. Ms. Zipko seconded the motion. The motion passed on a unanimous voice vote.

10. ADJOURNMENT

Mr. Moore moved to adjourn the meeting. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote and the meeting adjourned at 10:12 p.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager