

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

JULY 10, 2018

APPROVED MEETING MINUTES

1. CALL TO ORDER

The July 10, 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 10 visitors is on file at the Municipal Building.

2. PLEDGE OF ALLEGIANCE

Chair Weber led the Pledge of Allegiance.

Chair Weber stated the Board met in Executive Session on July 3, 2018 for the purpose of discussing ongoing litigation.

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.

Mr. John Richman (resident on E. Beau St.), in relation to the request from Mosites Development Company, advised that Township Solicitor should recuse himself because of his past representation of Mr. Richman as a client.

Mr. Tom Hincy (resident on Shawnee Dr.) provided an update concerning the pickle ball activity taking place at Community Park. He noted he has purchased and provided all equipment for the activity and inquired if the Township would purchase, or support a grant, for two nets and six balls in the amount of \$111.00. Mr. Richman stated he and his wife would like to donate the money for the pickle ball equipment. Mr. Hincy expressed his appreciation for Mr. Richman's donation.

4. CONSIDERATION OF MEETING MINUTES – JUNE 26, 2018

Ms. Zipko moved to approve the June 26, 2018 Board of Supervisors Meeting Minutes as presented. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

5. FINANCIAL BUSINESS

Township Manager Stanick reported the following financial business:

- Payroll: \$ 102,337.78 (pay date of July 6th)
- General Fund: \$ 136,945.67
- Liquid Fuels: \$ 5,829.06
- **Total Expenditure: \$ 245,112.51**

- Overtime costs for the period include:
 - Police: \$ 2,054.21
 - Fire: \$ 1,585.86
 - Public Works: \$ 443.38
 - **Total OT: \$ 4,083.45**

Mr. Burns moved to approve the payroll for the period June 17 through June 30, 2018 and bills for the period June 21 through July 5, 2018 as presented. Mr. Moore seconded the motion. The motion passed on a unanimous voice vote.

6. ANNOUNCEMENTS

Township Manager Stanick announced the Zoning Hearing Board will meet next on July 16, 2018 at 7:00 p.m. to consider a request for a special exception by PNC Bank to share four additional parking spaces at the Trinity Point branch because of the additional proposed ATM drive-through lane. Additionally, he advised the Comprehensive Plan Implementation Committee will conduct its first meeting on July 12, 2018 at 6:00 p.m.

Township Manager Stanick announced the Township is currently hosting Residential Yard Waste Recycling events at the former Road Shed property at 253 Zediker Station Rd. The events are scheduled for the second and last Saturdays of the month through the end of September from 9:00 a.m. to 1:00 p.m.

7. TOWNSHIP REPORTS

Township Solicitor's Report

The Township Solicitor had no report.

Secretary/Treasurer's Report

The following items have been received or issued between June 23 and July 6, 2018:

Minutes and Agendas:

- a) Planning Commission Meeting Minutes – May 3, 2018.

Reports and Publications:

- a) Fire Department Report – June 2018;
- b) Public Safety Report – June 2018;
- c) Tax Collector's Report – June 2018;
- d) Tax Collector's Report Interim Collection Only – June 2018;
- e) Animal Control Report – June 2018;
- f) PSATS News Bulletin – June 2018;
- g) *Washington Co. Conservation District Newsletter - June 2018*; and
- h) Residential Yard Waste Recycling advertisement – July 6, 2018 ed. of the Observer-Reporter.

Correspondence:

- a) Letter dated June 19, 2018 from Washington Co. Conservation District regarding Notice of Termination Approval Letters for Police Station, Public Works Building & Community Park;
- b) *Letter (w/ attachments) dated June 27, 2018 from EQT regarding its intent to apply for a permit to drill the proposed Bovinator 3 Modification Well in Amwell Township;*
- c) Letter dated June 27, 2018 from Comcast regarding recent changes to cable services;
- d) Letter dated June 28, 2018 to the PA Dept. of Agriculture regarding changes to the South Strabane Township Agricultural Security Area;
- e) Letter dated June 29, 2018 to Chad Phillips regarding Violation of Township Regulations at 2320 Flint Drive;
- f) Letter dated June 29, 2018 from WEWJA regarding Strabane Manor;
- g) Letter dated June 29, 2018 from Washington Area Fireworks Committee thanking the Township for its donation to the Independence Day Celebration;
- h) Letter dated July 5, 2018 to the South Strabane Sanitary Authority establishing lease terms for office space in the Township Building; and
- i) Letter dated July 6, 2018 to Jerry Angelo regarding his behavior at a public meeting.

8. UNFINISHED BUSINESS

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 Mosites Development Company to Develop "Parcel B" of the Trinity Point Shopping Center Along E. Beau Street

Township Manager Stanick reported the Township is in receipt of a letter dated July 6, 2018 from Jim Storer, Vice-President with Mosites Development Company (“Mosites”), requesting the Township consider lifting the restrictions placed on “Parcel B”, a site comprised of 2.188 acres, located at the intersection of Trinity Point Drive and E. Beau Street in the Trinity Point Shopping Center.

Pursuant to Ordinance #5-92, an Ordinance Amending Zoning Ordinance No. 2-1991 Effecting a Change of Zoning District of 2.188 Acres from R-4 to C-2 by Adding Restrictions which were Omitted through Oversight, the following restrictions have been placed on the 2.188 acres:

- a. Shall be used for the sole purpose of a commercial driveway;
- b. No business shall be established or conducted thereon; and
- c. The property abutting Route 136, zoned C-2, will not be developed for commercial purposes in the immediate vicinity of Route 136 (collectively the “Restrictions”).

Further, he reported that in addition to the request to lift the restrictions, Mosites proposes that any use (as of right and conditional) for the property undergo the requirements of the conditional use process so that conditions related to any development of Parcel B could be created and allow the Township the final determination of the type of development.

Mr. Pat Cooper, engineer with Gateway Engineers, described the Parcel B site noting its location at the intersection of Trinity Point Dr. and E. Beau St. along Interstate 70. Prior to the development of Trinity Point, Mosites had pledged to not develop this property in response to the desires of the Township and neighboring property owners. He advised that Mosites is now requesting the Township allow development of this parcel pursuant to the Township’s conditional use process no matter the type of use. This would allow the Township to apply any conditions it would deem appropriate. He presented a preliminary site plan of a bank with drive-through facilities and shared parking configuration and circulation plans noting this would have minimal impact on traffic. In closing, he stated the development of Parcel B could serve to add services and create value for the Township.

Mr. Storer remarked about the condition placed on Parcel B and stated Mosites has requested the Township consider this in the past; however, development of this parcel was never supported. He noted many things have changed since this ordinance became effective.

In response to a question from Chair Weber, Township Manager Stanick provided a brief overview noting that he and the Township Engineer met with Mosites earlier this year and discussed this proposal and suggested Mosites submit a request to the Board for consideration.

Ms. Zipko inquired about access to the site.

Mr. Storer noted Aldi owns the parcel on which it sits, which makes it difficult to share access through properties; however, this is a possibility that can be explored.

Mr. Moore noted that the ingress and egress at the intersection is troublesome and expressed his concern with traffic traveling into the Trinity Point development.

Mr. Cooper noted that there is sufficient sight distance for the access road at its proposed location.

Mr. Luketich also expressed concern for added traffic at the intersection.

Mr. Burns inquired if having the ordinance and past adjudication of a case (by Mr. Richman) presents any legal and/or ethical concerns in granting the request.

A discussion regarding the existing ordinance and any restrictive covenants currently in place followed. Township Solicitor Makel suggested researching the issue before taking any action on the request.

Mr. Moore moved to table the request from Mosites to allow time for Staff to research the matter. Mr. Luketich seconded the motion. The motion passed on a unanimous voice vote.

9B Resolution for the Disposition of Specific Public Records

Township 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 by resolution. The records proposed for destruction are listed in categories in the proposed resolution.

Mr. Burns moved to approve the resolution. 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 7:33 p.m.

Respectfully submitted,

Brandon J. Stanick
Township Manager