



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

SEPTEMBER 8, 2021 – 7:00 PM

BOARD OF COMMISSIONERS MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. SWEARING IN OF NEW POLICE OFFICER DOUGLAS KOTAR
5. SWEARING IN OF PROMOTED OFFICER GRIFFITH TO SERGEANT GRIFFITH
6. PUBLIC COMMENT *
7. DISCUSS AND CONSIDER RESOLUTION 2021-16, DECLARING A LOCAL DISASTER EMERGENCY

Documents:

[Resolution 2021-16, Local Declaration Of Disaster .Pdf](#)

8. CORRESPONDENCE
 - A. SOUTHBRIDGE EMS AUGUST REPORT

Documents:

[Southbridge Monthly Report August 2021.Pdf](#)

9. CONSENT CALENDAR ITEMS
 - A. APPROVAL OF MINUTES

Documents:

[August 11, 2021 Voting Meeting.pdf](#)

B. PAYMENT OF THE BILLS

Documents:

[Check Detail.pdf](#)
[P-Card Purchases Journal.pdf](#)

C. BANK ACCOUNT BALANCES

Documents:

[Bank Balances Summary.pdf](#)

D. FINANCIAL REPORTS

Documents:

[BudgetvsActuals2021BudgetbyFund-FY21PLClasses \(3\).Pdf](#)
[StatementofActivity.pdf](#)
[StatementofFinancialPosition.pdf](#)

10. DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Documents:

[Building Permit Details Report August 2021.Pdf](#)
[Building Permit Report August 2020-21.Pdf](#)

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Documents:

[Communications And Community Development Monthly Report - September 2021.Pdf](#)

C. ENGINEER'S REPORT

Documents:

[Engineers Monthly Report - September 2021.Pdf](#)

D. PARKS & RECREATION REPORT

Documents:

[Parks August Monthly Report.pdf](#)

E. POLICE REPORT

Documents:

[Police Report - August.pdf](#)

F. PUBLIC WORKS REPORT

Documents:

[August 2021 Public Works Monthly Report.pdf](#)

G. REQUEST TRACKER REPORT

Documents:

[RequestTracker Items Submitted August 9 2021 To September 6 2021.Pdf](#)

H. ASSISTANT MANAGER'S REPORT

Documents:

[September Updates.pdf](#)

I. MANAGER'S REPORT

Documents:

[Mgr September 2021 Report.pdf](#)

11. OLD/UNFINISHED BUSINESS

- A. DISCUSS AND CONSIDER APPOINTING WILLIAM J. LYONS, MELISSA SCHIBI, MICHAEL DEASY, ANNA MAZURKIEWICZ, URICH BOWERS, ELIZABETH DOBBS AND JOE PETRUSKA TO THE NEWLY FORMED FINANCE COMMITTEE WITH THEIR TERMS EXPIRING DECEMBER 31, 2022
- B. DISCUSS AND CONSIDER A MOTION TO ADVERTISE THE DATE OF THE FIRST MEETING FOR THE FINANCE COMMITTEE

12. NEW BUSINESS

- A. REVIEW AND DISCUSS SP-06-2021 ZOTTOLA FABRICATION BUILDING ADDITION, PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION TO BUILD A 60' X 140' ADDITION TO EXISTING FABRICATION FACILITY, ZONED I-P.

Project Description:

Development of a 60' X 140' building addition to existing fabrication facility on approximately 1.890 acres.

Documents:

[Application SP-06-2021.Pdf](#)
[Agent Authorization SP-06-2021.Pdf](#)
[Zottola LD Plans 20210720.Pdf](#)

[Zottola Bldg Elevation.pdf](#)
[Zottola-SWM Report.pdf](#)
[Zottola SWM Agreement.pdf](#)
[Zottola Fab Geo-Tech Report.pdf](#)
[County Advisory Review Letter SP-06-2021.Pdf](#)
[15822 Zottola Site Plan - Review 1\(JFP\) 08-17-2021.Pdf](#)
[Review Referral SP-06-2021 Public Works.pdf](#)
[Review Referral SP-06-2021 MATSF.pdf](#)
[Deed SP-06-2021.Pdf](#)
[Response To Gibson Thomas Letter.pdf](#)
[15822 Zottola Site Plan - Review 2\(JFP\) 09-03-2021.Pdf](#)
[PC Recommendation Letter - Zottola Fabrication Building Addition \(09-03-2021\) SP-06-2021.Pdf](#)

- B. DISCUSS AND CONSIDER A MOTION TO ACKNOWLEDGE TIMELY INITIAL LERTA APPLICATIONS SUBMITTED BY PIAZZA PROPERTIES LLC FOR BLOCK AND LOTS 256-R- 7 AND 256-R-3

Documents:

[Piazza - S. Fayette Twp LERTA Application - 8.23.21 Submission With Bldg Permits.pdf](#)

- C. DISCUSS AND CONSIDER A BOND REDUCTION FOR LION RIDGE IN THE AMOUNT OF \$342,579.50 LEAVING A REMAINING BALANCE OF \$63,149.45

Documents:

[Lion Ridge List Of Improvements For Bond Reduction 2021-09-08.Pdf](#)
[BOC Bond Reduction Approval Ltr - Estates At Lion Ridge - 2021-09-08.Pdf](#)

- D. DISCUSS AND CONSIDER A BOND REDUCTION FOR LAFAYETTE MEADOW IN THE AMOUNT OF \$1,107,206.00 LEAVING A REMAINING BALANCE OF \$270,248.00

Documents:

[BOC Bond Reduction Approval Ltr - LaFayette Meadow - Phase 2 - 2021-09-08.Pdf](#)
[Lafayette Meadow List Of Improvements For Bond Reduction 2021-09-08.Pdf](#)

- E. DISCUSS AND CONSIDER A MOTION TO RELEASE THE SHEETZ BOND #30076513 IN THE AMOUNT OF \$545,911.03 LEAVING NO BALANCE

Documents:

[Sheetz Bond Release Letter For BOC 2021-09-08.Pdf](#)

- F. DISCUSS AND CONSIDER A MOTION TO AUTHORIZE ENTRY INTO A SEWER EASEMENT AGREEMENT WITH MARK DUCA AND MEGAN DUCA TO PROVIDE THEM WITH ACCESS TO A SANITARY SEWER IN PRESERVATION PARK THE EASEMENT ONLY EXTENDS INTO TOWNSHIP PROPERTY 18FT. TO REACH AN EXISTING MANHOLE

Documents:

[Sewer Easement .Pdf](#)
[LEGAL DESCRIPTION FOR SEWER EASEMENT.pdf](#)
[20 STEEN ROAD SURVEY.pdf](#)

- G. DISCUSS AND CONSIDER A MOTION TO AUTHORIZE ADVERTISING THE MUNICIPAL COMPLEX PROJECT FOR PUBLIC BIDS
- H. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR A NEW ALTERNATE FOR THE ZONING HEARING BOARD
- I. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR A NEW MEMBER OF THE PLANNING COMMISSION
- J. DISCUSS AND CONSIDER A MOTION TO EXTEND AN OFFER OF FULL-TIME EMPLOYMENT TO JEFF VOCK AS A LABORER/TRUCK DRIVER WITH THE SOUTH FAYETTE TOWNSHIP DEPARTMENT OF PUBLIC WORKS
- K. DISCUSS AND CONSIDER A MOTION TO APPROVE A WAIVER OF THE TOWNSHIP SIDEWALK REQUIREMENT ALONG BATTLE RIDGE ROAD FOR THE LAFAYETTE MEADOWS RESIDENTIAL DEVELOPMENT

Documents:

[SF Waiver Letter - July 21, 2021.Pdf](#)

- L. DISCUSS AND CONSIDER SETTING THE TRICK OR TREAT HOURS FOR OCTOBER 31 FROM 6:00 - 8:00

13. PUBLIC COMMENT*

14. BOARD DISCUSSION

15. SOLICITOR'S REPORT

16. ADJOURNMENT & EXECUTIVE SESSION

* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes. The Board will not respond to questions during this session, but will only hear public comment.

If you are viewing a printed version of this agenda, you may access the backup documentation at www.southfayettepa.com/agendacenter.