



PUBLIC HEARING

A. CU-02-19 STONEGATE MASTER PLAN, CONDITIONAL USE OPEN SPACE PLAN, BATTLE RIDGE ROAD, ZONED R-1

(following adjournment of hearing)

Commissioner Horowitz – I just wanted to say a couple of things in general about houses in South Fayette. I have been on the board for seven years, and we have gone to the school on several occasions with various ideas. We have not gotten very far. I feel that the large landowners in South Fayette have made a lot of sacrifices for our community whether people realize that or not. It would be unfair for them to not be able to sell their land. I have thought about the open space plan. I think to not have an open space plan in South Fayette would just be asking for trouble. They would just make smaller lot sizes in all the projects and cram the houses in. If there is a better idea out there, we remain open to them. I have talked to a lot of people in other townships that have tried different things, and none of that seems to accomplish what they were trying to do. We are not the only township dealing with it. Unfortunately, our taxes are higher because of our lacking retail and commercial. I still think that the way to improve that is to add retail and commercial and not to freak out every time there is a new housing plan. Over the last seven years, we have done a lot to improve the retail and commercial base, and we continue to work very hard to do that. As LERTA wears off with some of these new developments, there will be more tax money coming in.

The meeting was called to order by Commissioner Rodi at the South Fayette Township Building, 515 Millers Run Road, South Fayette, PA 15064.

PRESENT: SRAY, HOROWITZ, RODI, MALOSH

ABSENT - PITETTI

ALSO PRESENT: Township Solicitor: Robert Garvin; Township Manager: John M. Barrett; Township Executive Assistant, Peggy Patterson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CORRESPONDENCE

A. SHACOG THANK YOU LETTER

B. LETTER FROM CONGRESSMAN LAMB

Mr. Barrett – We got this communication from Congressman Lamb’s office summarizing ways he is available to residents and contact information.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by HOROWITZ and seconded by SRAY to approve the minutes from the May 8, 2019 meeting. All members present voted AYE to the motion.

B. PAYMENT OF THE BILLS

It was moved by HOROWITZ and seconded by SRAY to pay the May 2019 bills. All members present voted AYE to the motion.

C. MONTHLY FINANCIALS

It was moved by HOROWITZ and seconded by SRAY accept the monthly financials. All members present voted AYE to the motion.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – These are mostly residential accessory types of permits except for three Charter Homes commercial buildings, a Junior Achievement permit for the Biztown development and one for a fire alarm system for Bursca Frontgate.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – We have launched an Instagram account for social media to reach younger people in the township. It will be used more for fun things, like hashtags at events and images. The handle is @southfayettepa and we already have over 100 followers.

C. PARKS AND RECREATION REPORT

Mr. Barrett – Paula Willis is ramping up for summer camp, which will be starting soon. The other things to note will be the Parks & Rec Board have put a draft together of revised park rules that are included in your packets. We would like the board to review it, and when you are comfortable with them, they will need to be adopted by ordinance.

We also included photos of the Preservation Park signs being installed.

D. POLICE REPORT

E. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – Since it stopped raining, we are going to start mowing the rights-of-way for the state roads.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER APPOINTING JACKIE VON THUN TO THE LIBRARY BOARD

It was moved by HOROWITZ and seconded by SRAY to appoint Jackie Von Thun to the Library Board. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER APPOINTING CHARLINE BARNES ROWLAND TO THE LIBRARY BOARD.

It was moved by HOROWITZ and seconded by SRAY to appoint Charline Barnes Rowland to the Library Board. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER BEAVER EXCAVATING'S REQUEST FOR RELEASE OF BOND #45BSBHW5078 IN THE AMOUNT OF \$104,700.00

Don Housley, Mitall Division of KU Resources – I would recommend the release. I would like to point out that Beaver Excavating has assisted with repairs to the road through the construction phase. They also cleaned out over two miles of ditches for the Public Works department and delivered four loads of stone for Public Works to use on future projects.

Commissioner Rodi asked whether this encompassed Cecil-Sturgeon Road repairs.

Mr. Housley – There are still at least two other bonds in place and ongoing activity.

It was moved by HOROWITZ and seconded by SRAY to approve Beaver Excavating's request for release of Bond #45BSBHW5078 in the amount of \$104,700.00. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER CU-02-19 STONEGATE MASTER PLAN, CONDITIONAL USE OPEN SPACE PLAN, BATTLE RIDGE ROAD, ZONED R-1

It was moved by HOROWITZ and seconded by SRAY to table CU-02-19, Stonegate Master Plan, conditional use open space plan, Battle Ridge Road, Zoned R-1. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER ADVERTISING A PUBLIC HEARING FOR CU-03-19 CLOVEQUIP, CONDITIONAL USE PLAN, 1889/1899 MAYVIEW ROAD, ZONED I-P

Mr. Barrett – This has gone through the Planning Commission. The applicant proposes equipment rental, and the ordinance requires it to be a conditional use.

It was moved by HOROWITZ and seconded by SRAY to approve advertising a public hearing for CU-03-19, Clovequip, conditional use plan, 1889/1899 Mayview Road, Zoned I-P. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER F-02-19 MOHAWK BATTLE RIDGE PLAN OF LOTS, MINOR SUBDIVISION, MOHAWK ROAD AND BATTLE RIDGE ROAD, ZONED R-2

Mr. Housley – The Planning Commission recommended preliminary and final approval of the application for the Mohawk, Battleridge Plan subject to comments in the Mitall Division of KU Resources review letter dated May 14, 2019, resolution of comments from the Allegheny County Department of Economic Development dated May 7, 2019, and subject to the South Fayette Township’s Zoning Hearing Board’s approval of the applicant’s request for front yard setback variance along Mohawk Road, as shown on the plan for recording. Also, the discussion at the Planning Commission which included testimony by the applicant that their request for front yard setback variance along Battle Ridge Road is being withdrawn and therefore not applicable to the recommended plan.

It was moved by HOROWITZ and seconded by SRAY to approve F-02-19 Mohawk Battleridge Plan of Lots, Minor Subdivision, Mohawk Road and Battle Ridge Road, Zoned R-2 subject to the conditions. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER F-04-19 MANNI SUBDIVISION PLAN, MINOR SUBDIVISION, FIRST AVENUE & PINE ALLEY, ZONED R-4

Mr. Housley – The Planning Commission recommended preliminary and final approval of this plan at their May 30 meeting without conditions.

It was moved by HOROWITZ and seconded by SRAY to approve F-04-19 Manni Subdivision Plan, Minor Subdivision, First Avenue & Pine Alley, Zoned R-4. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER SP-01-19 OKW ENCLOSURES PARKING LOT ADDITION, SITE PLAN, 3000 OLD POND ROAD, ZONED B-1

Mr. Housley – The Planning Commission recommended approval of the preliminary and final land development with this application in the B-1 Zoning District Subject to the comments in the Mitall Division of KU Resources review letter dated March 25, 2019. Presentations at the Planning Commission included the applicant being requested and agreeing to additional pine trees being planted for screening. The Planning Commission recommended that this is subject to the Zoning Hearing Board’s approval of the request regarding the width of a driveway to the requested rear parking area. They are not altering the existing building but are attempting to create a parking lot in the back because the current parking does not meet their parking requirements or our code. They have an issue with a steep slope from the side of the property down to an existing detention facility that they need to go around the building. Because of limitations, the driveway is only 12 feet in width and for a two-way driveway it is required to be 24 feet wide, so they are going to the Zoning Hearing Board to request relief. One of their offers is to put a turn-off lane for cars to pass and with that recommendation, I am OK with this application.

It was moved by HOROWITZ and seconded by SRAY to approve SP-01-19 OKW Enclosures parking lot addition, site plan, 3000 Old Pond Road, Zoned B-1 subject to the conditions. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER REDUCING THE HASTINGS RESORT LIFESTYLE COMMUNITY BOND BY \$423,163.45 TO A RETAINED BOND AMOUNT OF \$317,861.53

Mr. Housley – Mr. Kanaskie and I reviewed the numbers, and we agree that this bond should be reduced.

It was moved by HOROWITZ and seconded by SRAY to reduce the Hastings Resort Lifestyle Community bond by \$423,163.45 to a retained bond amount of \$317,861.53. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER APPROVING PAVE & PLOW, LLC TO DO EMERGENCY BASE REPAIRS NOT TO EXCEED \$17,500.00

Mr. Barrett – This is work that is outside of the township road program. This is emergency work on four areas of severely distressed, non-township roads within the Newbury development. The township has not taken ownership of those roads yet, and we would like to have a third party do the work. The lowest bid for this work is from Pave & Plow and their cost is \$17,500.00. This would be base repair to make the roads safer and passable.

Commissioner Rodi asked if it was the township’s responsibility to repair the roads if we do not own them. Mr. Barrett replied no, but that given the condition of the roads, the township feels the need to do it.

Mr. Garvin – The inability and /or refusal of the developer to perform the work leaves us no option. This will be addressed with the developer in some other way. It is somewhat of an urgent situation.

It was moved by HOROWITZ and seconded by SRAY to approve Pave & Plow, LLC to do emergency base repairs not to exceed \$17,500.00. All members present voted AYE to the motion.

K. NEWBURY UPDATE – BRETT MALKY

Jared Imperatore, Jones Lang LaSalle, said that leasing and sales for Newbury has been very active. He repeated the businesses that they had already told the board about and said there were also several eateries expected.

Brett Malky, President of EQA Landmark Communities – We continue to work on refinancing. There is a lender meeting within the next two weeks.

Commissioner Rodi – We have been inundated with questions about the Washington Pike/ Route 50 repairs. Newbury has said they are going to make the repairs, and we are still waiting. It is a public safety hazard that is not the township or PennDOT's but Newbury's responsibility. We have been waiting over a year to get this resolved and need to know what steps are being taken.

Eric Newhouse, Newbury Project Manager explained that the sign company was delayed because of a previous project, the line striper was unable to do the work because of the rainy weather and the additional traffic control measures will be addressed as soon as possible.

Commissioner Rodi said the work needed to be done by June 21 because of an I-79 closure. Mr. Newhouse stated that it would be done.

PUBLIC COMMENT - NONE

BOARD DISCUSSION

Commissioner Horowitz – The intersection of Washington Pike and Rt. 50 was contracted through Newbury, and there were some issues. We have been working to get these issues resolved.

Commissioner Rodi – Mr. Barrett, could you give us an update on the Alpine Road/Route 50 traffic signal?

Mr. Barrett – PennDOT has approved everything and is working on the mast arms and installation. After that is complete, we will go to bid for the project. We are hoping to get awarded grant funding for this traffic signal. It should be installed by end of the year, or first quarter, at the latest.

MANAGER'S REPORT

Mr. Barrett – The board approved an agreement with the Turnpike Commission for the Rt. 50 connector road. That requires maintenance of the roadway by the township. We were compensated for taking ownership of that roadway and received the check for \$650,000.00. Thanks to Bob (Garvin) for his work on that.

Commissioner Rodi asked if we have secured maintenance for the connector road in the form of an agility agreement with PennDOT.

Mr. Barrett – We did meet with PennDOT, and nothing has been finalized at this point?

Mr. Barrett – One of the board members for the Municipal Authority has quit, and the board would like to appoint Glenn Davis for the duration of the term.

It was moved by HOROWITZ and seconded by MALOSH to appoint Glenn Davis to the Municipal Authority Board.

ROLL CALL:

AYE - HOROWITZ, MALOSH, RODI
ABSTAIN – SRAY

Motion Passes 3:1

Mr. Barrett – I just wanted to make sure you were OK with the July 4th festivities, which will be held on July 4th in conjunction with Upper St. Clair.

All the commissioners concurred.

Mr. Housley – We did have a Planning Commission member resign at the last meeting. Jack Ramage is moving out of the township, so we would like to have the notice put out on the website.

SOLICITOR'S REPORT

Mr. Garvin - This is the date set for the opening of the bids for the Star City property owned by the township.

They proceeded to open the following bids:

NRP Group - \$4,000,000.00
Continental - \$3,200,000.00
Burns & Scalo - \$3,500,000.00
AR Building Co. Inc. - \$3,100,000.00

We will have to look at the details of each of the bids to see if they conform to the RFP.

Would there be any consideration to move next month's meeting from July 10 to July 17?

All of the commissioners agreed to the date change.

ADJOURNMENT & EXECUTIVE SESSION

It was moved by HOROWITZ and seconded by SRAY to adjourn to Executive Session, not to return. All members present voted AYE to the motion.

John M. Barrett, Township Manager

Raymond Pitetti, President

Date

Date