



PUBLIC HEARINGS

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

B. CU-04-19 FORMER CAMPBELLS AIRPORT SITE, CONDITIONAL USE, 700 MILLERS RUN ROAD, ZONED PED

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

PRESENT: SRAY, PITETTI, HOROWITZ, RODI, MALOSH

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Ben Hornfeck, Library Director, gave an update on things happening in the library. He said there are many new programs and many participants in those programs. He said they adopted a new logo and hired someone specifically for fundraising.

CORRESPONDENCE

A. RESIDENT LETTER

Mr. Barrett – We got this letter from a resident complaining about stop signs that were installed in the township.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by HOROWITZ and seconded by RODI to approve the minutes from the July 17, 2019 meeting. All members except MALOSH, who abstained, voted AYE to the motion.

B. PAYMENT OF THE BILLS

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

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – The majority of the permits issued were residential. The commercial permits issued were for Sheetz, the storage location near Abele and a small addition at Hennecke.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – Paula Willis, Director of Recreation, and I have been working hard for Community Day. We have raised \$31,000.00, which is \$5000.00 more than last year and every penny goes back into the event. It is our largest event ever in the township. We have 39 business sponsors and more than 100 vendors.

C. PARKS AND RECREATION REPORT

Mr. Barrett – We have new park rules and the Parks Master Plan on the agenda this evening.

Paula Willis, Recreation Director – We just wrapped up the summer camp. We added two weeks this year, so it is an 8-week program now. We increased revenue this year, with \$26,000 this year compared to \$18,000 last year.

D. POLICE REPORT

Chief John Phoennik – On September 9, we are conducting an active shooter training for civilians. We are presenting to all the township employees, including public works. The commissioners are also invited.

E. PUBLIC WORKS REPORT

Mr. Barrett – Public Works has done a great job responding to the storms that we have had recently.

Butch Truitt, Public Works Director – We have been doing some paving, catching up on what wasn't finished last year, but we are working on it.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. NEWBURY UPDATE

William Price, Newbury resident and Thistle representative, spoke about Newbury and the investors involved in the project. He asked for the township's approval and the township's participation. He explained that for this to work, the township needs to be willing to continue to provide permits for the residential aspect of Newbury and hold the funds from the investors to complete the work at the Washington Pike and Route 50 intersection. In addition, they want road improvements and dedication of the roads in Newbury to be taken care of by the township. They would also like the township to submit a grant application for the traffic signals at Presto-Sygan Road and Newbury Highland.

Don Housley, Mitall Division of KU Resources – The township will pave Celebration Circle and Gromwell Lane and will have public dedication of those roads next year. The upper section will be done perhaps in the following year because of the construction still going on up there.

Mr. Garvin – The snow removal and maintenance will be taken care of by the township. The commissioners asked if \$2,000,000 was enough to satisfy the Folino obligations, and I indicated that it was.

Mr. Price confirmed this.

Commissioner Malosh, Commissioner Rodi and Commissioner Horowitz thanked everyone who worked so hard for this agreement and the resolution of the issues with Newbury and the intersection of Washington Pike and Route 50.

It was moved by MALOSH and seconded by RODI to approve the agreement with Newbury. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER ACCEPTING THE 2018 AUDITED FINANCIAL STATEMENTS AS PRESENTED BY MCGILL, POWER, BELL & ASSOCIATES

It was moved by MALOSH and seconded by RODI to accept the 2018 audited financial statements as presented by McGill, Power, Bell & Associates. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER REQUESTING \$1000 FROM THE SOUTH FAYETTE COMMUNITY FUND FOR A FEDEX DONATION FOR COMMUNITY DAY

Mr. Barrett – The Community Fund was established through The Pittsburgh Foundation to allow us to get charitable donations from corporations.

It was moved by MALOSH and seconded by RODI to approve the request from the South Fayette Community Fund for a FedEx donation for Community Day. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A TAX REFUND REQUEST FOR 646 MILLERS RUN ROAD

It was moved by HOROWITZ and seconded by MALOSH to approve the tax refund request for 646 Millers Run Road. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER SCHEDULING A PUBLIC HEARING FOR THE LIQUOR LICENSE TRANSFER FOR SHEETZ

It was moved by HOROWITZ and seconded by RODI to schedule a public hearing for the liquor license transfer for Sheetz. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER APPOINTING TWO MEMBERS TO THE PLANNING COMMISSION

It was moved by MALOSH and seconded by HOROWITZ to appoint Joe Johnson to the term ending December 2022 and Jamie Noland to the term ending 2020.

It was moved by MALOSH and seconded by HOROWITZ to appoint Mark Sanders as an alternate to the Planning Commission. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER A MOTION TO ADVERTISE ORDINANCE 03-2019, PARKS RULES & REGULATIONS

Mr. Barrett – At the June meeting we discussed this. The Parks & Recreation Board recommended some revised rules and regulations.

It was moved by HOROWITZ and seconded by MALOSH to advertise Ordinance 03-2019, Parks Rules & Regulations. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER A MOTION TO PLACE THE TOWNSHIP COMPREHENSIVE RECREATION PLAN ON PUBLIC DISPLAY AND OPEN FOR PUBLIC COMMENT

Mr. Barrett – We have revised the plan based on your feedback and are looking for public comment. There were a lot of issues with Morgan Park, so we extracted Morgan Park from this plan. We will present Morgan Park when we know what we are going to do

there. Other things that were included in this plan are some additional amenities in Fairview Park, including a splash pad and some other non-sport amenities. There is also an option at the Boys Home Park for tennis courts with the school district or another option without the school's cooperation. We will display it at the library, at the township building and on social media. We will take comments from the public.

It was moved by HOROWITZ and seconded by SRAY to place the township Comprehensive Recreation Plan on public display and open for public comment. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER APPROVING THE FAIRFIELD CONTRACT TO COMPLETE WORK AT PRESERVATION PARK

Mr. Barrett – We had some problems with the contractor, and with the bonds in place, we can complete the punch list. This would address the draining issues, the backfill issues along the trail, and some of the issues with the parking lot.

Mr. Garvin – We were holding \$116,000 on this project that was owed to the contractor that went under. We will deduct that \$28,000 from that bill to get the rest of the work done.

It was moved by HOROWITZ and seconded by MALOSH to approve the Fairfield contract to complete work at Preservation Park. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER COLUMBIA GAS BOND RELEASE REQUESTS FOR BOND #BTDO-8600077-17 IN THE AMOUNT OF \$72,365.00, #BDTO-860002-17 IN THE AMOUNT OF \$11,250.00 AND #BDTO-8600054-16 IN THE AMOUNT OF \$37,500.00

Mr. Housley - This work has been completed, and the bonds should be released.

It was moved by HOROWITZ and seconded by RODI to approve Columbia Gas bond release requests for #BTDO-8600077-17 in the amount of \$72,365.00, #BTDO-860002-17 in the amount of \$11,250.00 and BTDO-8600054-16 in the amount of \$37,500.00. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER F-06-19 KOSKY CONSOLIDATION PLAN, MINOR SUBDIVISION PLAN, 511 MILLERS RUN ROAD, ZONED C-1

Mr. Housley – The Planning Commission recommends approval of this consolidation plan subject to the KU Resources review letter of July 16, 2019 and the Allegheny County Economic Development comments when received.

It was moved by RODI and seconded by SRAY to approve F-06-19 Kosky consolidation plan, minor subdivision plan, 511 Millers Run Road, Zoned C-1 subject to the review letter. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER SP-04-19 BELLA SERA RESTAURANT, SITE PLAN, 511 MILLERS RUN ROAD, ZONED C-1

Mr. Housley – The Planning Commission recommended approval subject to the Mitall Division of KU Resources review letter dated July 16 and the county comments when received from Economic Development. This one does require two waivers, one for sidewalks along Millers Run Road and one for the parking lot requirement of asphalt; they are requesting compacted millings. The Planning Commission recommended granting both waivers, the first one with a fee-in-lieu of and the second, one except for the handicapped parking and the area into the building from the handicapped parking.

It was moved by HOROWITZ and seconded by SRAY to approve SP-04-19 Bella Sera Restaurant, site plan, 511 Millers Run Road, Zoned C-1 subject to the review letter. All members present voted AYE to the motion.

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

Commissioner Rodi brought up an issue about the entrance of the Granite Ridge Maronda plan. The representative from Maronda said he knew nothing about it but would check into it.

It was moved by HOROWITZ and seconded by SRAY to approve CU-02-19 Stonegate master plan, conditional use open space plan, Battle Ridge Road, Zoned R-1 subject to the engineer's conditions and adoption to the conditions that have been agreed to including the five modifications that were agreed to. All members present voted AYE to the motion.

N. DISCUSS AND CONSIDER F-05-19 HASTINGS PHASE 2, MAJOR SUBDIVISION/LAND DEVELOPMENT PLAN, MAYVIEW ROAD, ZONED ND.

Mr. Housley – The Planning Commission recommended denial of this request. The denial is without conditions; however, the discussion stems from conditions from the original design being changed. There is an increase of density of six units. We have received some traffic updates and the overall traffic to the site has been reduced, thereby eliminating the need for the turning lane on Mayview Road at this time.

Anthony Faranda-Diedrich, Charter Homes and Neighborhoods – I would like to give you an update and talk about phase 2. The original master plan divided the plan into two phases. We are proposing to divide phase two in half and develop that first. We have completed a fair number of homes and the green space. The single-family homes and the townhouses that front on the green space are complete also. The first mixed-use

commercial building is under construction, and users for that space include an athletic club and a coffee shop. As soon as that building is complete, at the end of the first quarter of 2020, we will start the second and third mixed-use commercial buildings. We have had some difficulty attracting the small businesses to this area. With the density we have reached, we expect to attract more businesses. We have the 6000-sq-ft. Over the Top restaurant going in and a planned 8000-sq-ft. office building to be built in the future. There was an apartment component in phase one and we continue to look for a partner to work with us on this site. We are on the cusp of receiving the permits from PennDOT for the widening and improvement to Mayview Road. The improvements along Mayview Road include a left-hand turn into the site and widening and repaving the road. Charter is going to be realigning the entrance into Fairview Park and we hope to start that this season. We also have proposed a right turn lane at Boyce and Mayview Roads. We are also discussing a streetlight at Washington Pike and Boyce Road. The original master plan that was approved for phase two and the layout has not changed. We are proposing two new types townhomes for the site. The second row of new townhomes share a rear wall. This would be considered for the new homebuyers at the price point of about \$200,000. In order to offer this at that price point, the overall density has gone up six units. It is a compliant plan.

Commissioner Horowitz asked if this was accurate, and if the Planning Commission denied this because of six additional units. He was told by Mr. Housley that this was correct.

Commissioner Rodi – I wanted to know if there were going to be investors buying up a block of homes and leasing them out as an investment. Anthony explained to me that they have lease provisions within the plan, so they are all owner occupied.

Mr. Housley went over the waivers that Charter Homes requested.

It was moved by HOROWITZ and seconded by SRAY to approve F-05-19 Hastings phase 2, major subdivision/land development plan, Mayview Road, Zoned ND. All members present voted AYE to the motion.

O. DISCUSS AND CONSIDER GRANTING A PARTIAL LERTA TAX EXEMPTION TO SOFAY PARTNERS REALTY LLC FOR PROPERTY KNOWN AS BLOCK & LOT 256-S-32 (INTERSECTION OF RT. 50 & HICKORY GRADE ROAD)

Mr. Garvin – This is the Dunkin Donuts facilities. They filed their application late, and under the ordinance, you have the ability to deny the first year. The school board granted a prorated exemption. If we gave them the prorated exemption, it would be cost about \$4,800 to the township.

It was moved by MALOSH and seconded by RODI to grant a partial LERTA tax exemption to SOFAY Partners Realty LLC for property known as block & lot 256-S-32 (Intersection of Rt. 50 & Hickory Grade Road). All members present voted AYE to the motion.

PUBLIC COMMENT

Lynn Ann Fink, 715 Augusta Drive, asked if there was a traffic study done for the stop signs that have been put up. She said she thought it was a bad trend and that it has impeded traffic on the road. She said she has been there 14 years and never saw a problem.

Mr. Barrett – We did not have a traffic study done. We received multiple requests for additional signage. The Public Works director, myself and the police chief monitor it in-house and make a decision.

BOARD DISCUSSION

Commissioner Rodi – PennDOT painted the lines on Millers Run Road, and anyone who got paint on their car should call your state representative or call the township. The township has a name and phone number for anyone who got paint on their car.

Commissioner Malosh – I received many calls about the coming street light at Rt. 50 and Alpine Road. Can we get the word out to the public?

MANAGER’S REPORT

Mr. Barrett – I provided the board with a written report. Andy Blenko is here tonight and is our next Director of Engineering and Planning. He will be starting September 9.

This weekend is Community Day, so let’s hope for some good weather.

SOLICITOR’S REPORT - None

ADJOURNMENT & EXECUTIVE SESSION

It was moved by HOROWITZ and seconded by MALOSH 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