



**MOMENT OF SILENCE FOR 9/11**

**PUBLIC HEARINGS**

**A. CU-05-19 THE STEEPING LEAF BISTRO, CONDITIONAL USE, 536 MILLERS RUN ROAD, ZONED R-4**

**B. LIQUOR LICENSE TRANSFER FOR SHEETZ**

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 (on phone)**

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**CORRESPONDENCE**

**A. RENNERDALE LETTER**

Mr. Barrett – I just wanted to make you aware of the discontinuation of the ambulance service at the Rennerdale VFD in Collier.

**CONSENT CALENDAR ITEMS**

**A. APPROVAL OF MINUTES**

It was moved by RODI and seconded by HOROWITZ to approve the minutes from the August 21, 2019 meeting. All members voted AYE to the motion.

**B. PAYMENT OF THE BILLS**

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

**C. MONTHLY FINANCIALS**

## DEPARTMENT REPORTS

### A. BUILDING PERMITS REPORT

Mr. Barrett – It was mostly residential permits, sheds, small additions, etc. There is a new home permit issued for Charter Homes and a commercial alteration for what used to be Home Plate Pizza, and it will now be a taco stand.

### B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

### C. PARKS AND RECREATION REPORT

#### a. COMMUNITY DAY REPORT

Andrea Iglar, Director of Communications & Community Development played a one-minute video from Community Day. She then proceeded to share some details about the event over the years.

Paula Willis, Recreation Director – We estimated the attendance to be about 6000 people this year, which was much more than we expected.

They discussed the increase in sponsors, vendors, and fees. They said all of the money raised through sponsors and vendor fees goes right back into the event to make it bigger and better.

### D. POLICE REPORT

### E. PUBLIC WORKS REPORT

Mr. Barrett – I just want to recognize the amount of support that Public Works employees gave to Community Day.

Public Works is still catching up from earlier storms this season with large repairs. Thanks to Butch Truitt.

## OLD/UNFINISHED BUSINESS

### A. DISCUSS AND CONSIDER CU-04-19 FORMER CAMPBELLS AIRPORT SITE, CONDITIONAL USE, 700 MILLERS RUN ROAD, ZONED PED

Don Housley, Mitall Division of KU Resources – The Planning Commission recommended conditional use approval, subject to the Mitall Division of KU Resources review letter dated August 18, 2019.

It was moved by HOROWITZ and seconded by RODI to approve CU-04-19 former Campbells Airport site, conditional use, 700 Millers Run Road, Zoned

PED subject to the KU Resources review letter. All members present voted AYE to the motion.

**B. DISCUSS AND CONSIDER APPROVING ORDINANCE 2019-03, PARKS RULES & REGULATIONS**

Mr. Barrett – This was advertised, and some of the general rules were cleaned up. It is ready for adoption at this time.

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

**NEW BUSINESS**

**A. DISCUSS AND CONSIDER ESTABLISHING TRICK-OR-TREAT HOURS FOR THURSDAY, OCTOBER 31 FROM 6:00 – 8:00 PM**

It was moved by HOROWITZ and seconded by RODI to establish the Trick-or-Treat hours for Thursday, October 31 from 6:00 – 8:00 PM. All members present voted AYE to the motion.

**B. DISCUSS AND CONSIDER A TAX REFUND FOR 1370 SANDSTONE DRIVE**

Mr. Barrett – This is a property in Granite Ridge impacted by mine subsidence. The township deemed it unfit to be occupied. The owner applied to Allegheny County for catastrophic loss and had their assessment reduced to reflect that. They paid their 2019 taxes, and we are asking the board to reimburse that tax payment.

It was moved by HOROWITZ and seconded by RODI to approve a tax refund for 1370 Sandstone Drive. All members present voted AYE to the motion.

**C. DISCUSS AND CONSIDER A MOTION TO AUTHORIZE THE SOLICITOR TO INITIATE LEGAL PROCEEDINGS TO SECURE THE DEMOLITION OF 651 MILLERS RUN ROAD**

Mr. Barrett – This is a tax delinquent property and the township has been maintaining the grass cutting over the years. It has a dilapidated roof and is in poor condition.

It was moved by HOROWITZ and seconded by RODI to authorize the solicitor to initiate legal proceedings to secure the demolition of 651 Millers Run Road. All members present voted AYE to the motion.

**D. DISCUSS AND CONSIDER RESOLUTION 2019-20, SHEETZ LIQUOR LICENSE**

It was moved by HOROWITZ and seconded by RODI to approve Resolution 2019-20, Sheetz liquor license transfer. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER F-09-19 CUDDY PARTNERS PLAN NO. 2, MINOR SUBDIVISION PLAN, MILLERS RUN ROAD, ZONED PED

Mr. Housley – The Planning Commission recommended preliminary and final approval of the application with conditions subject to the Mital Division KU Resources letter of August 19, 2019 and Allegheny County Department of Economic Development comments when received. They recommended granting waivers to the requirements under the major subdivision, which include a waiver of concrete monuments and a waiver to construct sidewalks.

It was moved by HOROWITZ and seconded by SRAY to approve F-09-19 Cuddy Partners Plan No. 2, minor subdivision plan, Millers Run Road, Zoned PED subject to the conditions. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER RELEASE OF BOND FOR CHARTIERS BEND RETIREMENT COMMUNITY

Mr. Housley – We received a request from Chartiers Bend Retirement Community to release their bond to zero. We reviewed the site, and we do recommend the return of \$317,861.53.

It was moved by HOROWITZ and seconded by RODI to release the bond for Chartiers Bend Retirement Community in the amount of \$317,861.53. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER SP-03-19 XTREME CAR AND TRUCK ADDITION, LAND DEVELOPMENT SITE PLAN, 150 MILLERS RUN ROAD, ZONED C-2

Mr. Housley – The Planning Commission did recommend approval subject to the Mital Division of KU Resources review letter dated August 13, 2019. We requested that the applicant work with us to determine if the parking being provided is adequate at the site. We also request they engage, with our assistance, with Newbury to connect the parking lots, which we feel would benefit both parties. They requested waivers of concrete monuments and the sidewalks.

It was moved by RODI and seconded by SRAY to approve SP-03-19 Xtreme Car and Truck addition, land development site plan, 150 Millers Run Road, Zoned C-2. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER F-07-19 NEWBURY PLAN OF LOTS 16<sup>TH</sup> REVISION, MINOR SUBDIVISION, CELEBRATION CIRCLE, ZONED PED

Mr. Housley – This application is not by Newbury; it is by the homebuilder that purchased the lot. He just wants to make a lot line division because it is too close to the next house.

It was moved by RODI and seconded by SRAY to approve F-07-19 Newbury Plan of Lots 16<sup>th</sup> revision, minor subdivision, Celebration Circle, Zoned PED. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER SP-05-19 GLADDEN TREATMENT PLANT, LAND DEVELOPMENT SITE PLAN, PARKS ROAD, ZONED C-2

Mr. Housley – The Planning Commission voted to approve with the conditions of our review letter dated August 18, 2019. They also request that you waive the requirements for a preliminary land development plan. It is not hard-designed yet, but once you approve this, they can make application for their grants. When they receive the grants, they will present us with preliminary and final land development at that time.

It was moved by RODI and seconded by HOROWITZ to approve SP-05-19 Gladden Treatment Plant, land development site plan, Parks Road, Zoned C-2. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER SP-06-19 & F-08-19 COLUSSY CHEVROLET ADDITION, CONSOLIDATION AND LAND DEVELOPMENT SITE PLAN, 3075 & 3089 WASHINGTON PIKE, ZONED C-2

Mr. Housley – These are technically two separate applications. Both were recommended for approval by the Planning Commission. Both SP-06-19 and F-08-19 need a waiver for the concrete monuments and a waiver for the sidewalks.

Commissioner Rodi – (to Mr. Colussy) You have a bunch of trucks parked at the old King's property. What are your intentions with that?

Mr. Colussy – That is a large fleet order that we ordered for a construction company that is having some financial difficulty, but they have committed to us that they are going to take these trucks. We are out of space at our site, so we arranged with the owner of that property to rent that space temporarily. We hope that within the next 30 to 60 days we will be able to remove all those trucks.

Commissioner Rodi asked if Mr. Colussy had a plan B and was told they would be looking for other spaces to store the trucks if the company that ordered them could not take them in a timely manner.

It was moved by HOROWITZ and seconded by RODI to approve SP-06-19 & F-08-19 Colussy Chevrolet addition, consolidation and land development site plan, 3075 & 3089 Washington Pike, Zoned C-2. All members present voted AYE to the motion.

#### K. DISCUSS AND CONSIDER UPDATED TOWNSHIP STANDARD DETAILS

Mr. Housley – The Planning Commission would like some more time to review the updated township standard details.

It was moved by HOROWITZ and seconded by RODI to table the updated township standard details. All members present voted AYE to the motion.

Mr. Housley – We did receive another bond request, so I would ask to amend the agenda to allow for this item. It is the Keystone 66 Development, Lafayette Meadows letter of credit reduction request. They are asking for a drawdown on their current letter of credit in the amount of \$142,432 for grading activities and services they provided at the site. We did the accounting, and we are requesting an adjustment to that number. We feel that the existing letter of credit in the amount of \$1,698,662.90 may be reduced by \$110,462.18 to a retained bond amount of \$1,588,200.72.

It was moved by HOROWITZ and seconded by SRAY to reduce the letter of credit for Keystone 66 Development, Lafayette Meadows to \$1,588,200.72. All members present voted AYE to the motion.

#### PUBLIC COMMENT

Bill Sittig, attorney representing Cuddy Partners – Thank you for the approval of the applications my client submitted. You know that our site is in competition with other areas and that one has a more favorable tax rate. We would like to ask for a more aggressive LERTA abatement schedule. It is the same that the county and the city school use. The abatement goes in two-year increments: 100% for two years, 90% for two years, 80% for two years, 70% for two years, and 60% for two years. We hope there is going to be a decision made soon, and I have been instructed to put down points that are in our favor. We are asking the commissioners to advertise a proposed ordinance for this requested, more aggressive abatement schedule.

It was moved by HOROWITZ and seconded by RODI to advertise the public hearing for the more aggressive abatement schedule. All members present voted AYE to the motion.

William Price, Thistle representative – The funds for the road construction have been deposited with the township and the catch-up funds have already been dispersed to the contractor. The contractor is back on the job at the Rt. 50/Washington Pike corridor.

He explained the steps in getting this process done in such a short time and expressed that there is a renewed interest in the Newbury site.

**BOARD DISCUSSION**

Commissioner Horowitz – I was contacted by Doug Shields who works with Food and Water Watch. They are trying to pass a resolution to do a map of all the existing and proposed gas wells in Allegheny County and asked for a resolution in support. I provided John Barrett with the information, and if we could pass that resolution tonight, that would be great.

Mr. Barrett – That will be resolution 21, and we will prepare it.

It was moved by HOROWITZ and seconded by RODI to approve Resolution 21, Oil & Gas Registry Ordinance. All members present voted AYE to the motion.

Commissioner Rodi – I just want to thank Butch Truitt for sending me help on Saturday. I along with Jason Ortitay hosted an e-cycling event, and Butch sent over two Public Works employees to help us out.

**MANAGER’S REPORT**

Mr. Barrett – I provided the board with a written report. Some highlights are the beginning of the budget season. At our October meeting, we will give you an update on where we are and allow you to offer feedback. If you have any issues, or ideas that might need funding, this would be the time to let us know.

I want to welcome Andy Blenko, our new Director of Engineering and Planning, who is starting Monday morning.

**SOLICITOR’S REPORT - None**

**ADJOURNMENT & EXECUTIVE SESSION**

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

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John M. Barrett, Township Manager

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Raymond Pitetti, President

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Date

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Date