

RICHLAND TOWNSHIP
BOARD OF SUPERVISORS

July 19, 2017

PUBLIC MEETING

The Richland Township Board of Supervisors meeting held at the municipal building on Wednesday, July 19, 2017 at 7:00 p.m. was called to order by Chairman, Raymond Kendrick. There were ten people present in the audience. The Officials present were:

Raymond P. Kendrick, Chairman
George P. Allen, Vice Chairman
John A. Marshall, Supervisor
Barton D. Miller, Supervisor

Donna L. Snyder, Supervisor
Dean E. Bastianini, Township Manager
Tina L. Shaw, Recording Secretary
Charles Means, Esquire

Mr. Allen made a motion to approve the minutes from the Supervisors public meeting of June 21, 2017. Ms. Snyder seconded the motion and it was approved by all.

Mr. Kendrick asked if anyone in the audience wishes to speak. No one came forward.

Ms. Snyder made a motion to approve the June 2017 Financial Statements which included balance sheets and revenue/expenditure reports for all funds, as well as, a list of the following checks issued in June. General PLGIT, Fund 01: #470526 - #47116, ACH Transfer Account, #1066 - 1079 and PLGIT Mastercard, #91851 - #91876. Mr. Marshall seconded the motion and it was approved by all.

Mr. Allen made a motion to approve the bills payable in the following amounts: General PLGIT, \$40,958.69, Sewer Fund, \$50,651.46 and Sewer Capital Reserve Fund, \$1,984.25. Mr. Marshall seconded the motion and it was approved by all.

PLANNING COMMISSION MINUTES - JUNE 19, 2017

Gregory H. Peterson - Consideration of preliminary and final two lot subdivision plans. Revised plan dated June 13, 2017.

Mr. Gregory Peterson presented the plan.

Mr. Miller made a motion to approve the plans as presented contingent upon payment of a \$1,265.00 Transportation Impact Fee upon application of building permit for Lot 2 and submission of a Sewage Facilities Planning Module to the Township. Mr. Marshall seconded the motion and it was approved by all.

PG Future Investors LLC – Consideration of Preliminary and Final Land Development Plan to construct a 6,300 SF addition for a preschool. Property situate 4004 Gibsonia Road, Lot & Block No. 1664-H-125. Revised plan dated May 26, 2017.

Mr. Craig Suppo, Mrs. Lisa Suppo and Ms. Deborah Knox presented the plan.

After describing the property, the owners asked the Supervisors if they could eliminate the perimeter and interior sidewalks shown on the site plan. Subsequently, Mr. Suppo agreed to the installation of the perimeter sidewalks. The owners also stated that an agreement had not been reached with Consolidated Communications for off-site stormwater discharges. Ms. Mary Abraham speaking on behalf of Consolidated Communications, confirmed that an agreement had yet to be reached. A lengthy discussion about the student drop-off schedule, traffic and the parking lot/sidewalk layout ensued. The owners continued to explain the reasons why they wanted the internal sidewalks to be removed from the plan.

The Supervisors adjourned to an executive session at 8:06 p.m. At 8:25 p.m. the meeting reconvened.

Mr. Means stated he would like the minutes to show that an executive session, for which he was present as Solicitor, was held for the review of legal matters and legal procedures applicable to this application. Having done that, he stated that the Planning Commission listed a number of conditions when it gave its recommendation for approval. The conditions were provided to the Board before this meeting in the event the Board should wish to grant approval. He further explained that the Board could deny the application because some items have not been met and some are incomplete, or the Board could approve the plan with conditions. This would allow some items to be met later and expedites the approval process. He concluded by saying that if the Board wanted to consider approval with conditions he would read the list of conditions incorporated by the Planning Commission and several additional ones which he wrote after discussions with the Engineer.

Mr. Means read twelve (12) conditions. He also read Mr. Shoup's letter of July 12, 2017 which is referenced in condition #8 and contains three additional conditions which the developer must meet.

The final point he made was that if the Board was ready for a motion, and in light of all the discussion which had taken place about sidewalks, it should be noted that the plan as presented to the Board shows the internal sidewalks along the parking lot. Everyone knows how they are shown. He advised that if the Board intends for the plan as presented, with the internal sidewalks, to be what is approved then the motion should say "the plan as presented." As presented means what is shown on the plan dated May 26, 2017 is what the Board has approved.

Mr. Allen made a motion to approve the land development plans as presented with the following conditions:

1. The maximum number of students in the facility shall be sixty-six (66).
2. The owner shall comply with the June 14, 2017 schedule for student drop off and pick up. There will be no more than twenty-one (21) students dropped off in the morning within any fifteen (15) minute time period. Owner to document actual student drop-off times upon request by the Township.

3. Use of the exterior building materials as presented.
4. Additional evergreens to be placed in buffer yards. A mixture of smaller shrubs, evergreens, and larger species such as spruce or firs.
5. The approved plan contains no off-site parking. If in the future, PG Future Investors LLC determines that additional off-site parking is needed, the developer must apply for a Plan Amendment.
6. An agreement with Consolidated Communications for off-site stormwater management facilities must be provided to the Township, satisfactory to the Township Solicitor and Engineer.
7. Payment of a Transportation Impact Fee of \$19,170.00 upon application for a building permit.
8. Satisfaction of the conditions listed in the Township Engineer's review letter dated July 12, 2017, which letter is incorporated into this approval by reference.
9. Developer to obtain approval in advance from the Township Engineer for sewer line boring under Richland Road.
10. Developer to submit an approved Sewage Planning Facility Module to the Township.
11. Developer will enter into a developer's agreement satisfactory to the Township Solicitor and Engineer.
12. Payment of all professional fees incurred by the Township associated with the review of the proposed land development plan.

Mr. Miller seconded the motion and it was approved by all.

NEW BUSINESS

Mr. Marshall made a motion to adopt Resolution No. 9 of 2017 adopting an Emergency Operation Plan (EOP). Ms. Snyder seconded the motion and it was approved by all.

Ms. Snyder made a motion to adopt Resolution No. 10 of 2017 adopting the Allegheny County 2017 Hazard Mitigation Plan as the official Hazard Mitigation Plan for Richland Township. Mr. Miller seconded the motion and it was approved by all.

Mr. Allen made a motion authorizing the Chairman to execute Field Usage Agreements with Pine-Richland Baseball Softball Association, Pine-Richland Soccer Club and Pine-Richland Youth Football League for the Fall 2017 season. Mr. Marshall seconded the motion and it was approved by all.

MANAGER'S REPORT

Mr. Bastianini reported on the following:

- A proposal from McKamish to perform preventive maintenance on the municipal building's heating and air conditioning system for the fixed price of \$6,068.00 per year, for a two year

term. Ms. Snyder made a motion to accept the proposal. Mr. Marshall seconded the motion and it was approved by all.

- The MS-4 Pollution Reduction Plan discussed at the Supervisors' June meeting has been advertised and is available for public review and comment at the municipal offices. The plan is also on line. The Supervisors will consider approval of the plan at the Board's August meeting.
- The North Hills Council of Government's annual dinner will be held on September 21, 2017.

Mr. Allen made a motion authorizing all interested Supervisors to attend at the Township's expense. Mr. Marshall seconded the motion and it was approved by all.

- The Allegheny League of Municipalities' Fall Conference will be held at Seven Springs from Thursday, September 28, 2017 thru Sunday, October 1, 2017.

Mr. Allen made a motion authorizing all interested Supervisors and the Assistant Manger to attend with the Township meeting the expenses of meals, lodging, transportation and registration. Mr. Marshall seconded the motion and it was approved by all.

COMMENTS FROM THE FLOOR

Mr. Donald Williams, 2614 Elgro Road voiced his disappointment regarding the Supervisors' decision to approve the PG Future Investors Plan as presented and stated that the Board had missed an opportunity to help two women attempting to start a new business.

Mr. Kendrick stated that it wasn't an issue of men or women. It is an issue of safety and implementation of the zoning requirements of this Township and the recommendations made by the Planning Commission. He added that the developer had the opportunity to address their concerns about sidewalks with the Planning Commission prior to the final plan being presented to the Board of Supervisors.

Mr. Bastianini stated that, with all due respect, what the the Board did tonight helped the developers. By approving the plan with conditions the Board gave the owners an opportunity to iron out the remaining issues and expedited the approval process.

Mr. Marshall said he understands the owner's frustration but felt that their concerns about sidewalks should have been brought up at the Planning Commission meeting. He said that "The Board is concerned about safety."

Mr. Allen said the configuration of the parking lot does not lend itself to safety without sidewalks.

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Mr. Miller said he is involved in running a business and does a lot of work to prepare for the expansion of business. From his experience, he understands the need to work within the zoning requirements of the local authorities. He stated that this was why the Board arrived at its decision.

Mr. and Mrs. Suppo identified various properties within the Township which do not have internal sidewalks.

Mr. Bastianini responded by saying that the Township's sidewalk regulations have changed since those properties were developed.

There being no further business the meeting adjourned at 8:55 p.m.

Respectfully submitted,