

The North Strabane Township Board of Supervisors held its Non-Legislative Meeting, Tuesday, April 13, 2010, at 7:00 P.M., at the Township Municipal Building, Route 519 South, Canonsburg, Pennsylvania 15317.

ATTENDING THE MEETING

J. Gregory Sulc, Chairman
 Stephen Motzer, Vice-Chairman
 William Brooks, Supervisor
 Robert Balogh, Supervisor
 Jeff Stanley, Supervisor

ALSO ATTENDING THE MEETING

Frank R. Siffrinn, Manager-Secretary
 Pat Smider, Solicitor
 Joe Sites, Gateway Engineers
 Doug Trbovich, Code Enforcement
 Mark Grimm, Fire Chief
 Matt Marasco, Municipal Authority
 Kim Clark, Parks and Recreation
 Chief Strimel, Chief of Police
 Harry Hayman, Public Works Director
 Deanna M. Kelly, Stenographer

ABSENT FROM THIS SESSION

Judy Hersch, Library Board Representative
 Paulette Moyar, Planning Coordinator

Mr. Sulc called the meeting to order followed by the Pledge of Allegiance and Roll Call.

**OPEN AND
 PUBLICLY READ
 BIDS THE SALE OF
 (1) 1995 FORD F800
 DUMP TRUCK**

COMPANY NAME	BID PRICE
Center RV 1549 Zion Road Bellefonte, PA 16823	\$7,002.00
Sulli Motors 321 8 th Street Ambridge, PA 15003	\$3,060.00
A & S Landscaping 2150 Washington Road Canonsburg, PA 15317	\$8,600.00
Richard W. Howard 3150 Mount Morris Road Waynesburg, PA 15370	\$5,150.00

PUBLIC COMMENTS Erika Seibel, 1173 Thomas Eighty Four Road Eighty Four, PA 15530

I am here representing 24 neighbors on Thomas Eighty Four Road. We have a situation with three homes that have placed construction vehicles on their properties. I met with Gerald Coleman on April 9th to speak with him. The people we are looking at are George Molnar at 1183 Thomas Eighty Four Road, Dan George who is on the corner of Thomas Eighty Four and Linden Road, and Art Grudowski at 12 Long Drive. I live next door to Mr. Molnar. He runs a paving business from his home. He keeps tri-axles and dump trucks in the front yard and there is an eighteen wheeler there right now. When he first moved to this community he had one truck. Neighbors started complaining by going to Representative Tim Solobay. He recommended speaking with Scott Galbraith. When neighbors would follow up with Mr. Galbraith, they were told he was working on it. If I were to move for a better job offer, I would not be able to sell

my house. I live next to a garbage dump. Things he brings home from the work site, bricks and stone are piled on the property line. There was an issue on Friday, April 9th, when I came home. I had to call the police. He brings things home from the job site and burns what he cannot salvage. The burn pile was lit. No one was there and the propane tank is next to the burn pile. I did call the police. Sergeant Hutter and Officer Wagstaff came out and commented he could cause an explosion. I asked if Mr. Molnar had any paperwork filed to run a business out of his home. I was told he does not. You should have received our complaint forms with documentation and pictures. The next person is Dan George. We did attend a Zoning Hearing Board meeting. The decision was made that he could have equipment on his property, but only what he had in his possession in March. Dan George stood up and said he had no equipment in March. The Zoning Hearing Board then replied he could not have any equipment. We notice equipment being moved back onto his property. The last is the Grudowski family. They own a pool business. They are keeping equipment in their yard. I have been told that they have applied to appear before the Zoning Hearing Board. I don't know why this problem is being ignored.

Edward Phillips, 1147 Thomas Eighty Four Road Eighty Four, PA 15330

We are disappointed. We were planning to attend next week's regular scheduled meeting. We were quite surprised to find out this meeting was scheduled for tonight. I found out at 2:00 P.M. today. A lot of neighbors who signed the petition had prior engagements. We understand people have to work. We understand they drive truck. We have a neighbor whose livelihood is driving a truck. He uses that truck to get to and from work. We accept that. When Mr. Molnar moved in he had one truck. Then one day there were two trucks. Then there was a big garage with a great big driveway and heavy equipment. As Erika stated, garbage. Same as the Grudowskis. They have huge trucks all over the place. The same as Mr. George. I know they are nice people. I have lived there since 1956. We don't want them to go out of business. Right down the road, not three miles away, is zoned industrial and property is available. They can go down there and park all the vehicles they want. No one will argue with that and they will not disturb the neighbors. Mr. Molnar is loading trucks at 5:00 in the morning, twenty-four seven. Over the hill is the pool place. I hear them starting the trucks up. My neighbors have complained to me about it. All we can do is come to the Township and appeal. It is zoned A-2. It used to be R. Then it was changed to A-1. Now it is A-2. Where in the code does it say heavy equipment operation? Thank you.

Mr. Sulc stated two things for the record. At our January Reorganization Meeting, meetings are scheduled for the year and advertised. There is record of that at the courthouse and the Township. The second one, your comments about these two people doing work in the Township. I can guarantee for a fact that no one on this Board makes a decision about people we work with.

Ms. Seibel stated we have turned in all the paperwork. Where do we go from here? I am not clear on the process since we have turned in all the documentation.

Mr. Siffrinn responded there are three properties in question. Complaints regarding two of the properties have been resolved. The first is the George property. That decision was rendered by the Zoning Hearing Board. You as a resident have the right to appeal that decision if you so choose. The appeal would need to be taken to the Court of Common Pleas in Washington County. The second property is the Grudowskis' property. I spoke to Mr. Grudowski today and explained to him he could not keep the construction equipment related to the pool business on his property. He was informed his only means of appeal would be to the Zoning Hearing Board. Mr. Grudowski made a formal application to the Zoning Hearing Board today. The matter will be heard by the Zoning Hearing Board on May 5, 2010. The Molnar property, we will look into it. I believe Mr. Coleman represented to you there are some property maintenance violations that will be addressed.

John Peck, 13 Cheslock Road Canonsburg, PA 15317.

I just have a question. You are putting in water and sewage on Linden Creek Road. Are there any plans to come up Cheslock?

Mr. Marasco, Municipal Authority manager, stated there are no plans at this time.

**DEPARTMENT
REPORTS**

**MUNICIPAL
AUTHORITY**

Manager Matt Marasco gave the following report:

Majestic Hills Plan
Phase II

We have received the updated sewer line design and are currently reviewing and commenting on these construction drawings.

Meadowlands Industrial
Park

We met with Mosites on January 28, 2009 to discuss tap fees and abandoning its treatment plant. We again met with Mosites on March 11, 2010 to discuss abandoning the plant. A rate district can be legally established for this program.

Park Place Project

We have approved the proposed sewer design in preparation of constructing the project once taps are available from Chartiers-Houston Joint Authority.

Tonas Plan

We approved the proposed sewer design in preparation of constructing the project.

Merante Market Site
Plan

We received and commented on the proposed sewer drawings and prepared the sewerage service availability letter. The developer has requested a reduction in the tapping fee.

2010 Tap Request

DEP allocated only 420 EDUs of the 867 EDUs requested on February 23, 2010. Chartiers-Houston Joint Authority is constructing backflow preventers in Houston and Canonsburg Boroughs in order to free up taps in the Racetrack Road watershed.

H2O Grant Application

We received DCED reimbursement request No. 1, 2 & 3 in the amount of \$1,142,428.00. We prepared DCED reimbursement request No. 4 in the amount of \$139,375.26 which should be paid on May 28, 2010. We have also prepared DCED reimbursement request No. 5 in the amount of \$ 460,877.41 for the Board's consideration.

Linden Creek Sewer

Construction started on October 19, 2009. Construction will take 270 days. Construction along Linden Creek and the golf course was completed on March 27, 2010 in order to comply with the Pennsylvania Fish and Boat Commission's permit conditions and not to disturb golf course activities. We have prepared estimate No. 7 in the amount of \$ 645,538.21 for consideration and approval by the Board. This project is currently 74 percent complete. The contract period runs until July 2, 2010. Restoration activities have begun.

Reedville/Martin Pump
Station Project

We have designed the odor suppression system for the Reedville pump station in compliance with the Water Quality Management Part II permit. The quoted cost from the contractor is \$136,520. The equipment is currently being fabricated. Construction should start in April or May 2010. The project is currently five percent complete.

Chemical Feed System

Close out documents were sent on February 13, 2009. We met with the contractor on April 7, 2010 to discuss the punch list items. The Authority still has a retainage of \$6,165.

Future Sewerage
Planning Needs

The Township and Authority will schedule a meeting in May of 2010 to discuss future sewer needs.

**PLANNING
COMMISSION**

Engineer Joe Sites gave the following report:

Lindenwood Golf Course

Preliminary and final site plan review of a proposed 5,000 square foot storage building located off of Lindencreek Road in an A-2 district. All review comments

have been addressed. The Planning Commission made the recommendation to approve the site plan.

Kurt & Mark Angel Plan Preliminary and final review of a lot line revision conveying 3.93 acres from 53.63 acres to be consolidated with 6.07 acres located off of Munce Road in an A-1 district. All review comments have been addressed. The Planning Commission made the recommendation to approve the subdivision plan.

Concord Green Phase 3A Preliminary and final review of an eight lot subdivision with remnant parcels located along Woodlawn Drive in an R-3 district. Phase 3 was previously approved in 2007 but never recorded. All review comments have been addressed. The Planning Commission made the recommendation to approve the subdivision plan.

Woodruff Partners Subdivision No.1 We have to ratify approval of the subdivision that was approved in November 2009. The plan was not recorded in a timely manner.

PARKS AND RECREATION

Chairperson Kim Clark gave the following report:

Easter Egg Hunt There were 270 kids that attended the annual Easter egg hunt. We would like to commend the Fire Department for its efforts in transporting the Easter bunny.

Post the Park Plan Ms. Clark made a recommendation to post the Park plan near the ball field. It would make the plan more visible to residents.

5K Challenge and Fun Run The 5K challenge will take place on Memorial Day beginning at 8:30 A.M. All proceeds from the 5K will benefit the North Strabane Township Fire Department. The Fun Run will also take place at 10:00 A.M. on Memorial Day. The cost is \$6.00 per participant and is limited to children 10 and under. Registration includes a race bag. Ribbon and awards will be presented for 1st, 2nd and 3rd place in each age category. Dr. Gobbie has agreed to sponsor this event. The Park Board requested if Mr. Motzer would kick off the fun run. Mr. Motzer agreed.

Fishing Derby We are in the preliminary planning stages for the annual Fishing Derby.

POLICE DEPARTMENT

Chief Strimel gave the following report:

Activity Report The North Strabane Township Police Department responded to 448 calls during the month of March. They responded to 40 criminal offenses, filed 24 criminal charges, 12 criminal arrest summaries and 12 misdemeanors. There were 230 moving traffic violations and 127 warnings issued. There were 46 vehicle accidents – two DUI related and eight injuries. The Police Department responded to 13 fire alarms and 35 other alarms for a total of 48 alarms. Police vehicles patrolled a total 15,381 miles.

Police Vehicles The new police vehicles will be in next week.

Dirt Bike Complaints We have been receiving a lot of complaints about quads and dirt bikes. Individuals are riding on Township property on Lindley Road which also includes the Police firing range. They are damaging the range with their bikes. We are unable to apprehend them because we have no means to do so. I am very concerned about somebody getting shot due to trespassing.

PUBLIC WORKS Public Works Director Harry Hayman gave the following report:

Township Buildings The final plans are still being reviewed for the refurbishing of the meeting room kitchen area. The refurbished kitchen will be handicapped accessible and more user friendly.

Parks and Grounds Cutting grass in Township parks and along Township roads will continue as needed.

- Road Construction The widening project on Linnwood Road started near Christy Road. We removed tree stumps and dug back the hillside by the pond.
The widening project on McDowell Lane started with the cutting of trees along the road. There are four storm inlets that need installed before the road widening can begin.
- Road Maintenance We are cutting trees along Township roads, patching potholes and sweeping roads and streets as needed and weather permits.
- PA One Calls In March, we received and responded to 78 PA One Calls.
- Other Discussions We had one call out for a tree down on Walker Road.
- Tree and Limb Pick up The tree and limb pick up is going very well. The girls in the office are receiving a lot of calls. The larger developments are designating one day for the collection.
- CODE ENFORCEMENT** Building Inspector Doug Trbovich gave the following report:
- Permit and Fees We have issued 14 building permits for the month of March with an estimated cost of construction \$1,139,260. We issued six certificates of occupancies, conducted two finals and cleared two expired permits. There were 57 permit fees collected for the month of March for a total of \$12,606.50.
- Inspections We completed 64 inspections – 15 were commercial, 48 were residential and one asbestos. Our office logged 345 calls for the month.
- Property Maintenance We had a total of 26 property maintenance complaints: two abandoned vehicles, Complaints one mud on roadway, one illegal burning, one illegal dumping, four unfounded, 16 illegal signs and one miscellaneous. Of those complaints, 25 were cleared and one is still under investigation.
- Training Seventy-two hours of training and certification testing were completed by the three inspectors. We had two court appearances.
- Major Projects Major projects under construction include the Women’s Center in Canonsburg Hospital. It is near 70 percent complete. The casino has two projects. One is the poker room which is 90 percent complete, and the second is a large remodel of the poker lounge in preparation for table games.
Cambria Suites is still under construction on Racetrack Road.
- Executive Session Mr. Sulc requested an executive session with Mr. Trbovich and Mr. Hindman to discuss personnel items with the Board at the conclusion of the meeting.
- FIRE DEPARTMENT** Chief Mark Grimm gave the following report:
- Fire Calls The Department responded to 85 calls for the month of March – one structure fire, four vehicle fires, 14 motor vehicle accidents, 15 fire alarms, five still alarms, 26 mutual aid alarms, five wires down alarms, four miscellaneous, nine medical alarms and two landing zones. Total time out was 9 hours and 41 minutes. Average man per call was 9.
- Inspections and The Fire Department logged 46 fire inspections and 13 fire prevention programs. Programs
- Training Six firefighters have completed a 40 hour class at Eastern Kentucky University on large animal rescue.
- Fire Vehicle The Police Department is replacing some of its fleet this year. I would like permission from the Board to transfer one Ford utility vehicle to the Fire Department. The vehicle would be used for fire inspections, fire prevention, water rescue/special rescue and training classes. This vehicle would reduce the amount of drive time the larger vehicles are on the road.

**ENGINEER'S
REPORT**

Engineer Joe Sites gave the following report:

Public Safety Building Mr. Siffrinn and I met with representatives from Horizon Properties regarding the proposed public safety building. During the design process, we had some studies done that indicated additional property acquisition would reduce the cost of site development. The current design indicated the retaining walls would need to be 11 feet high, which would be a significant cost to add to the contract. Horizon Properties is willing to donate a piece of property that is located between the proposed public safety building and the Meadow Point Plaza office building. This property is where the current storm water management facility is located. The storm water facility services the Trotwood development, Meadow Point Plaza and will give us the ability for expansion. This property will enable us to do the storm water management for the public safety building.

Storm Water Ordinance The County-wide stormwater management ordinance is currently in draft form. I attended a meeting on March 29, 2010 at the County fair grounds where the model ordinance was presented. This ordinance is to be approved by the County by the end of June. The Township will have six months to enact it. The primary goals of the plan are to have a comprehensive program of stormwater management that is standardized across the County. In addition, the plan is to allow for no exacerbation of existing problems, encourage infiltration and meet legal water quality standards under state law. The model ordinance is very comprehensive. If adopted by the County, Township standards may be more restrictive than stated in the ordinance, but not less.

The threshold for requiring stormwater management will be any activity that creates greater than 2,500 square feet of impervious area. This will include new homes on lots of record that do not have comprehensive stormwater management systems installed by the developer. It will also include additions to existing homes.

For activities from 2,500 square feet of impervious area to 5,000 square feet of impervious area, a form has been developed to standardize the installation of volume controls by way of sumps and rain gardens. An engineer will not be required for this activity. This process will have to be monitored through the building permit process.

Activities greater than 5,000 square feet of impervious area will require rate controls, volume controls and a stormwater management site plan, and will require a professional engineer to design the systems. This will impact some larger home sites due to the additional cost associated with the engineering design. The proposed ordinance requires stream buffers of a minimum of 50 feet. A maximum of 150 feet is required in a high quality watershed. Easements for the buffers are required to be recorded. Record drawings will be required. Operation and maintenance agreements will be required for all privately owned facilities. An enforcement and penalties section is included. Several appendices and forms are included to augment the requirements of the ordinance.

Representatives from other communities are opposed to the ordinance in its current form. The Washington County Conservation District has provided comments stating they are not in favor of this ordinance.

**MANAGER'S
REPORT**

Manager Frank Siffrinn gave the following report:

Consideration of Plans All plans on the agenda were previously addressed by the engineer.

Ordinance for Gas & Oil Wells Review a proposed ordinance that would authorize oil and gas wells as a conditional use in A-1, A-2, I-1 and R-2 zoned districts. Mr. Siffrinn reported that Mr. Smider was drafting an alternate ordinance that would not require separate public hearings on each conditional use application. Mr. Smider will address this item under his report.

Local Tax Enabling Act Review a proposed ordinance that would levy an amusement / admission tax under the Tax Enabling Act.

Ordinance for Waste Review a proposed ordinance that would prohibit the placement of weekly solid

- Collection waste for collection earlier than twenty-four (24) hours prior to normally scheduled pick-up time. There are no current provisions in our ordinance that stipulate when trash and garbage can be set out for pick-up. Quite a few residents are doing this well in advance, three to four days prior to pick-up. Sometimes that results in animals getting into it and/or blown over residents' properties.
- Resolution for the Tax Assessment Office Consideration of a resolution providing for interim assessments by the Washington County Tax Assessment Office on all property and improvements made after the first day of January of any year. At the request of the County, the Township is formally approving the practice that has been in place since 1993.
- Bid for 1995 Ford Truck Award bid for the sale of (1) 1995 Ford F800 dump truck. We previously opened the bids for the sale of the dump truck. We will review the bids and make a recommendation at the next meeting.
- Donation for the 2010 Memorial Parade Consideration of a request by the Canonsburg - Houston - Strabane Veterans Council for a monetary donation for the 2010 parade and program at Oak Spring Cemetery. The Township has contributed \$100 in previous years.
- Transfer of Funds Authorize the establishment of a new non-interest bearing special escrow fund and transfer of \$83,268 to said fund, and further authorize the transfer of \$91,843 in interest earnings from the current special escrow fund to the capital reserve fund as recommended by the Township's auditor.

**SOLICITOR'S
REPORT**

Solicitor Pat Smider gave the following report:

Regarding the oil and gas wells conditional use ordinance which we discussed earlier. This ordinance is a work in progress. We spent a significant amount of time and work between Mr. Siffrinn, Mr. Sites, Ms. Moyar and me on this ordinance. If the Supervisors have any questions or comments, we welcome that opportunity. It is a comprehensive and extensive ordinance. The ordinance will need to go before the Planning Commission for review which is a 30 day process. Thereafter, we will need to advertise that along with a public hearing because it is zoning ordinance amendment.

Another issue that came up is the inclusion of processing plants. Those tend to have more impact on the Township in regards to noise, odor and things of that nature. The competing interest is the ability of a property owner to use his property as he sees fit and gain from that use, verses the impact on surrounding properties in the community as a whole.

Mr. Siffrinn added there has been a considerable amount of time and thought put into this based upon the direction of the Board. We are providing oil and gas drilling as a conditional use in an A-1, A-2, I-1 and R-2 zoned districts if the Board concurs.

Frank and I have been working on the proposed amusement / admission tax for concerts and music venues. The explanation is the impact on the residents of the Township and services provided. The Board and solicitor had a lengthy discussion.

PUBLIC COMMENTS None.

**REMARKS FROM
SUPERVISORS**

Mr. Motzer mentioned next week will be the Supervisors conference.

Mr. Sulc stated we had a presentation by three cell phone carriers in February. I would ask the Board to revisit the proposals from the carriers and place it back on the agenda.

Driving through the Township, there is a sign at every corner and every major intersection. I would like us to revisit the sign ordinance.

**EXECUTIVE
SESSION**

The Board convened to executive session at 8:45 P.M. to discuss legal issues involving a potential contract and use of Township personnel.

The Board reconvened from executive session at 9:10 P.M.

ADJOURNMENT All business being concluded, the non-legislative meeting adjourned at 9:11 P.M.

J. Gregory Sulc, Chairman

Frank R. Siffrin, Manager-Secretary

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