

MINUTES OF MEETING OF TOWNSHIP OF PINE BOARD OF SUPERVISORS

Tuesday, February 17, 2015

Pine Community Center

PLEDGE OF ALLEGIANCE

REGULAR MEETING

ROLL CALL

Mr. Michael J. Dennehy, Chair, called this meeting of the Township of Pine Board of Supervisors to order at 6:30 p.m.

Members in attendance were: Michael J. Dennehy, Chair; Phil Henry, Vice-Chair; Pat D. Avolio, Edward J. Holdcroft, and Frank J. Spagnolo. Also in attendance were: Gary Gushard, Tucker Arensberg, P.C., Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Administrative Operations & Human Resources Manager; Larry Kurpakus, Director of Land Development and Code Enforcement; Joni Patsko, Director of Parks and Recreation; John Gill, Parks and Recreation Chair, Tony Barbarino, Director of Public Works; Jan Kowalski, Financial Administrator & Business Tax Collector; Kevin Brett, Lennon Smith Souleret Engineering; and Chief T. Robert Amann, Northern Regional Police Department; were present for their reports.

There were approximately 10 visitors present.

CORRESPONDENCE

Mr. Anderson reported there was no additional correspondence.

PUBLIC COMMENT

There were no requests to address the Board of Supervisors at this time.

COMMITTEES

Parks and Recreation Commission

John Gill detailed the 2015 fireworks proposals submitted by Pyrotechnico and Zambelli Fireworks. He stated that the Parks and Recreation Commission recommend Pyrotechnico due to their good working relationship with the company that has provided all firework displays for the Pine Community Center for the past several years.

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to grant the 2015 fireworks contract to Pyrotechnico in the amount of \$13,000. The aye vote on the motion was unanimous. Motion carried.

Mr. Gill reported that the Parks and Recreation Commission is obtaining pricing on two new pavilions for Pine Park with planned locations to be on the upper soccer field and near the Pine Park Pond. He also stated that the Friends of Pine Parks 2015 golf outing will be on August 20, 2015 and will be held at Olde Stonewall again this year.

INTERGOVERNMENTAL AGENCIES

Northern Tier Regional Library

Ms. Illis was not present and no report was submitted.

North Hills COG

Mr. Spagnolo stated that updates were given for municipal salt usage and the MS4 program.

Pine-Richland School District

Mr. Henry had nothing to report.

PUBLIC SAFETY

Joint Police Board

Chief Amann stated that in addition to his written report Sergeant Bert Lott has received MS4 training and will proceed to train the other officers. He also stated that the police department is working on developing an accident reporting protocol for reporting accidents on state and/or township roadways for MS4 compliancy.

Fire Marshal

Mr. Flaherty was not present. The Board acknowledged his report.

Wexford Volunteer Fire Company

Mr. Voll highlighted the January report.

REPORT OF THE SOLICITOR

Mr. Gushard reported that he composed a letter for the North Regional Chamber of Commerce.

Mr. Gushard also gave an update on the George Office Building #2 Land Development, asserting that Judge James issued an order stating a brief should be submitted by both parties by April 15, 2015. A decision will be made within 60-90 days of the April 15 submittal deadline.

COMMUNITY DEVELOPMENT UPDATE

Developments before the Planning Commission

GILSON PLAN OF LOTS SUBDIVISION

Mr. Kurpakus reported that Eileen Gilson owns property at 192 Logan Road and is proposing a 2 lot subdivision. The existing dwelling will be located on lot 2 and will be served by an existing driveway with a proposed 26' driveway easement across lot 1. Additionally, lot 2 will gain frontage to Summer Place with the consolidation of Parcel "A" from the Langdon Farms Plan to lot 2.

Mr. Spagnolo questioned if a sewer easement was provided for lot 1. Mr. Kurpakus replied that a sewer extension and easement is shown for lot 1.

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to grant preliminary and final approval of the Gilson Plan of Lots drawing 1 of 1 dated December 9, 2014 and prepared by Trant Corporation with the following condition: 1. Future home construction on Lot #1 to include sidewalk construction along Summer Place with a note to be included on the recording plan. The aye vote on the motion was unanimous. Motion carried.

BRADFORD DRIVE PARKING LAND DEVELOPMENT

Mr. Kurpakus reported that Michael Joseph Development Corporation is proposing the construction of a 37 space standalone parking facility at the corner of Swinderman Road and Bradford Drive to serve the commercial building located at 12570 Perry Highway. The project includes stormwater management, landscaping and pedestrian improvements. The existing parcel is approximately 16,100 square feet in area. The purpose of the plan is to provide dedicated employee parking for the commercial building adjacent to the property.

The developer stated that the parking facility will be illuminated however overnight parking will be prohibited.

Mr. Avolio questioned who will be responsible for the installation of the pedestrian crosswalk and noted that responsibility should appear as one of the conditions. Mr. Kurpakus noted that the crosswalk can be installed by the developer and included as a condition of approval.

Motion was made by Mr. Holdcroft and seconded by Mr. Spagnolo to grant preliminary and final approval of the Bradford Drive Parking Land Development plan drawing Cover, EX-1, LD-1, LP-1, SP-1, ESC-1, SWM-1 and SWM-2 dated January 16, 2015 and prepared by Gibson Thomas Engineering with the following conditions:

1. Compliance with the LSSE Review letter dated 2/2/15
2. A photometric study is to be done to meet the criteria for additional lighting
3. Pedestrian improvements to be coordinated with the Township to provide connection to Cloverdale Estates.
4. Crosswalk on Bradford Drive to be installed by the developer.

The aye vote on the motion was unanimous. Motion Carried.

WOODSIDE ESTATES PHASE 1 REVISED SUBDIVISION

Mr. Kurpakus reported that Adam and April Anderson own property at 730 Franklin Road and are proposing a lot line modification to address a set-back encroachment of a private swimming pool. No additional lots or modifications are proposed for Woodside Estates Phase I as a result of this subdivision.

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to grant preliminary and final approval of the Woodside Estates Phase 1 – Revision 1 plan drawing 1004-1413510 dated March 14, 2014 and revised January 16, 2015 and prepared by Sperdute Land Surveying with the following condition: 1. Compliance with the LSSE review letter dated 2.2.15. The aye vote on the motion was unanimous. Motion carried.

VILLAGE AT PINE LOT 414 SUBDIVISION

Mr. Kurpakus reported that NVR, Inc. has submitted a request to modify the individual lots lines for building 414 (3 units) within the Village at Pine. The proposed modification will align the lot lines with the constructed foundation walls of the townhomes. No additional lots or modifications are proposed for the Village at Pine.

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to grant preliminary and final approval of the Village at Pine Lot 414 revised plan drawing 0128-1414458 dated December 24, 2014 and prepared by Sperdute Land Surveying. The aye vote on the motion was unanimous. Motion carried.

ENGINEER'S REPORT

Mr. Brett stated that in addition to his written report bids were received for the 2015 Pedestrian Improvements Contract. Tedesco Construction Company which was the low bidder, withdrew their bid, therefore his recommendation is to reject all bids and rebid the project.

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to reject all bids for the 2015 Pedestrian Improvements and authorize advertisement to rebid the project. The aye vote on the motion was unanimous. Motion carried.

PUBLIC WORKS REPORT

Mr. Barbarino stated he had nothing to add to his written report.

ADMINISTRATIVE MATTERS

MINUTES

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to approve the Board of Supervisors minutes of February 2, 2015. The aye vote on the motion was unanimous. Motion carried.

FINANCIAL STATEMENT – January 2015

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to approve the January 2015 Financial Statement and the payment of bills thereon. The aye vote on the motion was unanimous. Motion carried.

PINE AUTOMOTIVE SPECIALISTS – Conditional Use Hearing Continuation

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to continue the Conditional Use Hearing from the January 20, 2015 Board meeting to consider the request of Pine Automotive Specialists for conditional use approval related to property located at 130 Wexford Bayne Road, Wexford, PA 15090.

Mr. Gushard stated that Section 84-22(B) states that uses allowed in the "C-1" zoning district shall be allowed in Traditional Village Overlay (TVO) zoning district, subject to certain exceptions. A vehicle repair station is an acceptable use, whereas a service station is prohibited. The Planning Commission affirmed that the applicant has categorized his proposed use of the property as a vehicle repair station and therefore is allowable in the TVO zoning district.

Mr. Kurpakus reiterated that the Planning Commission recognizes the proposed use as a vehicle repair station.

Mr. Avolio stated that the Planning Commission recommended conditional use with no conditions, as the conditions were added to the land development plan.

Mr. Avolio asked Mr. Tobin, council for Pine Automotive, to state that Pine Automotive application is compliant with Chapter 84-86 A-I pertaining to vehicle repair stations.

Mr. Tobin affirmed that Pine Automotive is compliant with this section but asked for clarification on the term "storage" from item B.

Mr. Avolio emphasized that this condition needs to be reasonable and clarified.

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Mr. Gushard requested that the Board review each of the 11 conditions that the Planning Commission recommended which includes:

1. Compliance with the LSSE review letter dated 1/6/15
2. Existing security lighting to be removed or replaced with code compliant fixtures
3. Existing rooftop HVAC unit to be removed or screened with code compliant materials
4. Subject to the conditional use approval
5. Building façade to include the architectural detail shown on sheet A-1A dated 1/16/15 prepared by Paul Slowik & Associates
6. Preparation of a standard Township Developer's agreement
7. No outside storage of tires, vehicle parts or accessories
8. Vehicles parked for repair shall not exceed 5 days and limited to parking stalls shown on the plan
9. Air-conditioning of the garage and vents in the garage doors so that the doors can remain closed in the summer
10. Tinting of the garage doors glass
11. Monthly inspections to be made by the Township's Code Department to confirm compliance with Conditional Use criteria

Mr. Spagnolo stated that he disagreed with #3 pertaining to the removal of the rooftop HVAC unit.

Mr. Avolio disagreed with #11 concerning monthly inspections of the property. Mr. Holdcroft added that the Township does not require this for any other business.

Mr. Tobin stated that these conditions were not discussed at any time and were added to the Land Development Plan prior to the Planning Commission's vote. He stated that he felt conditions 7, 8, 9, & 11 were not appropriate.

Mr. Gushard addressed the Board stating that the applicant is not agreeable to conditions 7, 8, 9, & 11. The Board agreed and requested conditions 7, 9, & 11 be removed. There was discussion that condition 8 regarding a 5 day parking limit be modified.

Kathy Vactor, Wexford Chiropractic, stated that parking will be an issue. There is no divide to the parking spaces making it impossible to monitor. She fears her patients will have to park further away and will be inconvenienced.

Mr. Avolio stated that signage could be added to define which parking spaces are dedicated for Wexford Chiropractic. Mr. Avolio also clarified that parking complies with code and is an enforcement issue; therefore it is not a pliable concern to be addressed as part of the Conditional Use Hearing.

Motion was made by Mr. Spagnolo and seconded by Mr. Holdcroft to close the Conditional Use Hearing. The aye vote on the motion was unanimous. Motion Carried.

Motion was made by Mr. Holdcroft and seconded by Mr. Spagnolo to grant conditional use approval to Pine Automotive Specialists related to property located at 130 Wexford Bayne Road, Wexford, PA 15090. The aye vote on the motion was unanimous. Motion Carried.

Motion was made by Mr. Holdcroft and seconded by Mr. Spagnolo to grant preliminary and final approval of the Pine Automotive Land Development Plan per Planning Commission recommendations with the exception that conditions 7, 9, & 11 be removed:

The aye vote on the motion was unanimous. Motion Carried.

RESOLUTION 918

Mr. Gushard stated that he worked with Ms. Patsko, Director of Parks and Recreation, to amend chapter 116 of the Code pertaining to parks, open spaces, and recreation, to update and better reflect current needs.

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to enact Resolution 918 amending chapter 116 of the Township Code pertaining to parks, open spaces, and recreation. The aye vote on the motion was unanimous. Motion carried.

RESOLUTION 919

Motion was made by Mr. Avolio and seconded by Mr. Henry to enact Resolution 919 recognizing the Pittsburgh North Regional Chamber Education Foundation as a Civic and/or Service Association under the Local Options Small Games of Chance Act, as amended. The aye vote on the motion was unanimous. Motion carried.

MOWER PURCHASE FOR PARKS AND RECREATION

Motion was made by Mr. Holdcroft and seconded by Mr. Spagnolo to grant permission to purchase a Ventrac 4500Z machine for Parks and Recreation as a replacement for the Toro 228D Groundmaster. The aye vote on the motion was unanimous. Motion Carried.

2015 DIESEL FUEL & GASOLINE CONTRACT

Motion was made by Mr. Henry and seconded by Mr. Holdcroft to authorize advertisement of the 2015 Diesel Fuel & Gasoline Contract. The aye vote on the motion was unanimous. Motion carried.

2015 LAWN MAINTENANCE CONTRACT

Motion was made by Mr. Avolio and seconded by Mr. Holdcroft to authorize advertisement of the 2015 Lawn Maintenance Contract. The aye vote on the motion was unanimous. Motion carried.

2015 ROAD MAINTENANCE & CRACK SEALING

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to authorize advertisement of the 2015 Road Maintenance & Crack Sealing. The aye vote on the motion was unanimous. Motion carried.

MARCH 2, 2015 BOARD MEETING

Motion was made by Mr. Spagnolo and seconded by Mr. Avolio to cancel the March business meeting due to lack of agenda items. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Spagnolo and seconded by Mr. Henry to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:44 p.m.



Recording Secretary



Township Manager