

MINUTES OF MEETING FOR TOWNSHIP OF PINE BOARD OF SUPERVISORS

MONDAY, MAY 7, 2018

PLEDGE OF ALLEGIANCE

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; Philip Henry, Vice-Chair, Edward J. Holdcroft, Vice-Chair, Pat Avolio and Frank Spagnolo. Also, in attendance were: Gary Gushard, Tucker Arensberg, P.C., Solicitor; Scott Anderson, Township Manager; Amy Pampiks, Director of Human Resources; Larry Kurpakus, Director of Code Administration and Land Development; Jan Kowalski, Director of Finance, Tony Barbarino, Director of Public Works.

There were 29 visitors present.

CORRESPONDENCE FOR THE BOARD OF SUPERVISORS

Mr. Anderson reported there was no additional correspondence.

PUBLIC COMMENT

Mr. Dennehy asked if there was anyone present wishing to comment on an item not on the agenda. There were no requests to address the Board of Supervisors.

APPROVAL OF THE MINUTES FROM APRIL 16, 2018 BOARD OF SUPERVISORS MEETING

Motion was made by Ed Holdcroft and seconded by Pat Avolio to approve the minutes from the Board of Supervisor's Meeting on April 16, 2018. The aye vote on the motion was unanimous. Motion carried.

WEXFORD STATION PRD

Mr. Gushard summarized the public hearing information and the review of the Township of Pine Board of Supervisors responsibilities. Mr. Gushard reported that the Board of Supervisors would need to render a decision within 60 days from the close of the public hearing. Mr. Gushard referred to the document containing the additional conditions for the developer including; Parks and Recreation Committee recommendations, Environmental Advisory Council recommendations, Construction vehicle access and prohibitions, Extension of public water line, and the schedule of Brennan Road improvements that would need to be completed prior to issuance of the building permit. The Planning Commission recommended the Board of Supervisors grant tentative approval with additional conditions.

Mr. Dennehy asked if the Developer has been appraised of the changes and additional conditions.

Mr. Gushard stated that the developer has been kept aware of the changes and the additional conditions are mentioned in the letter dated 4/16/2018 that was sent to the developer.

Mr. Holdcroft asked that the neighboring wells be protected and that it be included in the developer's agreement.

Motion was made by Ed Holdcroft and seconded by Phil Henry to grant tentative approval of the Wexford Station PRD with conditions and modifications as summarized in the findings of fact and tentative approval with conditions dated May 7, 2018. The aye vote on the motion was unanimous. Motion carried.

PURCHASE OF 27KW NATURAL GAS GENERATOR FROM WOODHYRST

Mr. Barbarino requested authorization to purchase of a 27kW Natural Gas Generator from Woodhyrst, Inc for \$15,070.00. Mr. Barbarino stated that the budgeted amount is \$19,995.00.

Mr. Spagnolo asked Mr. Barbarino why the Public Works Department needed the new generator.

Mr. Barbarino explained that the current generator is on schedule to be replaced and that the current generator will not accommodate the new addition to the Public Works Garage.

Mr. Anderson added that the replacement generator will be needed to power the equipment and Public Works garage in the event of an emergency or power failure.

Motion was made by Frank Spagnolo and seconded by Pat Avolio to approve the purchase of the 27kW natural gas generator from Woodhyrst, Inc. in the amount of \$15,070.00. The aye vote on the motion was unanimous. Motion carried.

AHN HOSPITAL LAND DEVELOPMENT

Mr. Kurpakus summarized the Allegheny Health Network is proposing the construction of a 5 story, 160 bed hospital on property located at 12311 Perry Highway, Wexford, PA 15090. The hospital, including a 560-space parking garage, will be constructed as an addition to the existing AHN Medical Pavilion. The project also includes the construction of a freestanding 160 space surface parking lot located at the corner of Wallace Road Extension and Copperleaf Court.

Traffic improvements proposed include the construction of a full access, signalized intersection near the existing right in/right out access on Route 19. Conditional Use approval for the free-standing parking lot and the building height increase was granted by the Board of Supervisors on March 15, 2018 the Planning Commission recommended approval with conditions of the AHN Hospital Land Development at their April 9, 2018 meeting.

The recommended conditions include; Compliance with the Lennon Smith Souleret Engineers review letter dated April 3, 2018, Compliance with the Herbert, Rowland & Grubic, Inc. review letter dated March 20, 2018, compliance with the conditional use approval dated March 15, 2018, along with the preparation of a standard Township Developers Agreement.

Mr. Kurpakus noted the application also includes 2 waiver requests including: Modification §84-124 to disturb slopes in excess of 40% with justification that the existing slopes are manmade, modification §48-16 A. and §48-18 A. to allow 2:1 slopes as shown on the submitted plan set with justification the geo-technical report allows slopes up to 2:1 based on soil data found from the sub-surface exploration.

Michael Kostiew, Counsel, Reed Smith LLP. Introduced himself along with additional presenters, Sean Donnelly, Civil Engineer, Gateway Engineers; Greg Stackel, SVP Architect, HKS Inc.; Jim Palafoutas, Director, Pre-Hospital Services, Allegheny Health Network; Rob Greene, Acoustic Consultant, WSP and Mike Haberman, Traffic Engineer, Getaway Engineers.

The panel shared a PowerPoint Presentation that has been included in the Board of Supervisors packet.

Mr. Donnelly showed the visual changes to the current medical mall with the addition of the hospital along with the changes that will occur for access to the expanded facility. Mr. Donnelly mentioned the proposed landscaping with additional trees, the project will follow the recommendations from the Planning Commission plan summary. Mr. Donnelly confirmed compliance with all outstanding engineering comments.

Mr. Donnelly presented the Fire department plan that has been reviewed and approved with the Fire Chief.

Mr. Stackel, SVP, Architect, Project Manager reported about how the design of the new structure is meant to reduce the "mass" of the structure by breaking it up with design elements and materials. Mr. Stackel reported that the design will use the same materials that are existing on the current building. Mr. Stackel stated that the transparency on the lower level will be incorporated but that it will be difficult to be completely compliant because of the diagnostic and treatment rooms and privacy.

Mr. Stackel expressed that the parking garage design will also incorporate the same materials as the proposed Hospital design.

Mr. Palafoutas, Director Pre-Hospital Services, AHN, reported on the anticipated use of the Life Flight aircraft which estimates flights about three times a week. Mr. Palafoutas stated that the majority of the flights are to transport acute care patients into Pittsburgh for more comprehensive care. Mr. Palafoutas reported that the after 10 pm flight traffic decreases and should not be disruptive to the surrounding neighborhoods. The flight paths will be "Fly Neighborly" routes, along Perry Highway (Route 19). Mr. Palafoutas stated that the goal is to stay on the highway flight plan and only fly over the community only if necessary.

Rob Greene, Acoustical Consultant, WSP, stated that the modern medical aircraft will be noise controlled and should not have excessive noise output. Mr. Greene stated that the Wexford heliport location will be a helistop only and will not have any aircraft kept on premise. Mr. Greene stated that in his opinion, the effect on the community will be minimal.

Mr. Haberman, Traffic Engineer, Gateway Engineers, reported on the traffic and parking plans. Mr. Haberman reported that there will be 2 parking areas including campus parking and hospital parking. Mr. Haberman continued to report the number of spaces required for the project based on the Allegheny Health Network Medical Mall existing traffic. Mr. Haberman reported that they are preparing the design for the traffic signal and turn lane for the signalized intersections.

Motion was made by Ed Holdcroft and seconded by Frank Spagnolo to grant a modification from §84-124 A. to allow disturbance of slopes in excess of 40% with justification the existing slopes are man-made and have been reviewed by the Township engineer and found to be a localized condition that is not environmentally sensitive or unstable.

Motion was made by Ed Holdcroft and seconded by Frank Spagnolo to grant a modification from §48-16 A. and §48-18 A. to allow 2:1 slopes as shown on the submitted plan set with justification the geo-technical report submitted with the application allows slopes up to 2:1 based on the soil data found from the sub-surface exploration.

Motion was made by Ed Holdcroft and seconded by Frank Spagnolo to grant Preliminary and Final approval of the Allegheny Health Network land development plan, prepared by Gateway Engineers and dated March 16, 2018 with the following conditions:

- Compliance with the LSSE review letter dated April 3, 2018
- Compliance with the HRG review letter dated March 20, 2018
- Compliance with the Conditional Use Approval dated March 15, 2018
- Preparation of a standard Township Developers Agreement prior to site development

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

RESOLUTION 990- AMENDMENT OF THE TOWNSHIP OF PINE CODE, CHAPTER 19,
INVESTMENT POLICY

Motion was made by Pat Avolio and seconded by Frank Spagnolo to approve Resolution 990, Amendment of the Township of Pine Code, Chapter 19, Investment Policy. The aye vote on the motion was unanimous. Motion carried.

RESOLUTION 991- PARTICIPATION OF OAKHAVEN RESIDENTIAL DEVELOPMENT IN THE TOWNSHIP
OF PINE STORMWATER MANAGEMENT DISTRICT

Mr. Gushard summarized the resolution explaining the opt-in of Oakhaven Residential Development to the Township Stormwater Maintenance District.

Motion was made by Frank Spagnolo and seconded by Phil Henry to approve Resolution 991, Participation of Oakhaven Residential Development in the Township of Pine Stormwater Management District. The aye vote on the motion was unanimous. Motion carried.

CANCELLATION OF THE BOARD OF SUPERVISOR MEETINGS MAY 21, 2018 & JUNE 4, 2018.

Motion was made by Frank Spagnolo and seconded by Pat Avolio to cancel the Board of Supervisors Meetings on May 21, 2018 for lack of agenda items. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Frank Spagnolo and seconded by Pat Avolio to cancel the Board of Supervisors Meetings on June 4, 2018 for lack of a quorum. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Frank Spagnolo and seconded by Pat Avolio to adjourn. The aye vote on the motion was unanimous. Motion carried

The meeting adjourned at 7:12 p.m.



Recording Secretary



Township Manager