

MINUTES OF MEETING FOR TOWNSHIP OF PINE BOARD OF SUPERVISORS

MONDAY, FEBRUARY 5, 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; Edward J. Holdcroft, Vice-Chair, Philip Henry, 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 and Tony Barbarino, Director of Public Works; Joni Patsko, Director of Parks and Recreation; Kevin Brett, Lennon Smith Souleret Engineering.

There were 56 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 was no request to address the Board of Supervisors.

APPROVAL OF THE MINUTES FROM JANUARY 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 January 16, 2018. Upon roll call vote the following voted aye; Mike Dennehy, Ed Holdcroft, Pat Avolio and Frank Spagnolo. The following abstained because they were not present for the January 16, 2018 meeting; Phil Henry. Motion carried.

RESOLUTION 987

Mr. Gushard stated that he put together Resolution 987 to encompass the modified permit prices for the Pine Community Parks and to recognize the different pricing for the Pine Community Center VIP membership and the standard full membership. Mr. Gushard stated that the prices have not been changed in three years.

Motion was made by Phil Henry and seconded by Frank Spagnolo to approve modifying the permit fees for the athletic fields and pavilions at Pine Community Park. The aye vote on the motion was unanimous. Motion carried.

CONTINUANCE OF RESOLUTION 985

Mr. Kurpakus reported that the Township of Pine has received confirmation from the Department of Environmental Protection that the NPDES Permit issue has been addressed and the Township may move forward to take over ownership of the roads known as McFadden Drive and McCutchen Court.

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to approve Resolution 985, tabled from the January 16, 2018 Board of Supervisor meeting, accepting Mac Fadden Drive and McCutchen Court from the Lake MacLeod Development Plan Phase three (3) as township roads. The aye vote on the motion was unanimous. Motion carried.

SETTLEMENT AND MODIFICATION OF KATHLEEN ESTATES

Mr. Gushard summarized previous comments and concerns between the developer, Santaclair Properties LLC. And resident Mr. James Hickcox. Mr. Gushard expressed that the terms of the settlement requires a slight modification to the approved plan. Mr. Kurpakus has reviewed the plan for code compliance and is acceptable to all parties. The new plan will modify one lot line and will need approval from the Board of Supervisors

Mr. Spagnolo asked if the engineer has reviewed the new plan and have they approved it. Mr. Brett responded that the plan has not yet been reviewed, they are waiting for a signed copy of the plan.

Motion was made by Ed Holdcroft and seconded by Pat Avolio to approve the revised Kathleen Estates Plan Sheet C-100 dated April 17, 2017 and revised January 6, 2018 and prepared by Hampton Technical Associates, Inc. The aye vote on the motion was unanimous. Motion carried.

WEXFORD MEDICAL MALL, LLC. ALLEGHENY HEALTH NETWORK- WEXFORD

Motion was made by Pat Avolio and seconded by Phil Henry to open the public hearing regarding the conditional use application from the Allegheny Health Network. The aye vote on the motion was unanimous. The motion carried.

Mr. Gushard explained that there are two (2) applications for conditional use. The first is the Building Height and the second is the Commercial Parking Lot. This is an opportunity for the Board of Supervisors to hear from the Allegheny Health Network and the public regarding the two (2) applications. Mr. Gushard asked the audience to present and speak in an orderly manner for the accuracy of the record. Mr. Gushard directed the Allegheny Health Network representatives to make their presentation and he asked that questions be held until the end of the presentation. Mr. Gushard explained that all comments and concerns will be recorded by the stenographer in attendance including any written correspondence.

Mr. Gushard expressed that this is a conditional use hearing and not the land development presentation, the land development presentation will be in the future and go to the Planning Commission for review, he asked that the focus be kept to the two (2) conditional use requests.

Mr. Gushard explained the format for of the public hearing and that the Board of Supervisors will have 60 days to issue a written decision following the close of the public hearing.

Mr. Kupakus reported that the Allegheny Health Network (AHN)is proposing the construction of a 5 story,160 bed hospital on property located at 12311 Perry Highway. 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.

Building height increase and free-standing parking lot uses require conditional use approval per sections §84-137 & §84-41of the Township Code. A land development application will be required under separate application and submitted at a later time.

The Planning Commission recommended the Board of Supervisors grant Conditional Use Approval of Allegheny Health Network Wexford Hospitals proposed building height increase of 1' for each 2' of building line setback and a free- standing parking lot use as shown on the exhibit drawings and documents prepared by HKS Architects dated December 18, 2017 subject to the following conditions:

1. The proposed hospital, parking structure and free-standing parking lot shall be subject to a Land Development review and approval of all applicable code requirements per section §78-3 of the Township of Pine Code

Allegheny Health Network presentation of expert witnesses for the Conditional Use Public Hearing.

Dusty Elias Kirk, Attorney with Reed Smith LLP and representing the Wexford Medical Mall, LLC presented the Board of Supervisors with the conditional use hearing narrative and introduced the expert witnesses that were present including; Dr. Tony Farah, Highmark Health Executive Vice President; Jeff Carlson, President of Wexford Health and Wellness Pavilion; Dr. Allen Klapper, Allegheny Health Network/Network Chair; Gregory Stackel, Architect/HKS; Rob Greene, Acoustical Engineer/WSP USA, Inc.; Sean Donnelly, Civil Engineer/Gateway; Mike Haberman, Traffic Engineer/Gateway; Barry Josowitz, VP Corporate Solutions Group/Jones Lang LaSalle.

The expert witnesses for the Allegheny Health Network were sworn in.

Ms. Kirk presented a summary of the two (2) applications being considered.

Building Height.

Applicant requests Conditional Use approval per Section 84-137(C)(3) of the Pine Township Zoning Ordinance to allow the proposed Hospital together with a helistop to exceed forty-five (45) feet in height. Section 84-18(F)(5) restricts the maximum principal building height in the C-1 District to forty-five (45) feet. Given that the proposed Hospital will have a maximum building height of seventy-five (75) feet and the helistop will be an additional six (6) feet in height (for a maximum height of eighty-one (81) feet), a Conditional Use approval is necessary.

Commercial or Public Parking Garage or Lot.

Applicant requests Conditional Use approval per Section 84-41 of the Pine Township Zoning Ordinance to allow the proposed Parking Lot on an adjacent parcel but serving the Health and Wellness Pavilion and the proposed Hospital. Section 84-18(D)(6) lists stand-alone commercial or public parking lot as a conditional use within the C-1 District. Given that the proposed parking lot is located on a separate parcel from the property Conditional Use approval is necessary.

Ms. Kirk introduced Dr. Tony Farah, Highmark Health Executive Vice President.

Dr. Farah reported the reasons for adding a AHN hospital to the existing Wexford Medical Mall including; accommodating the increasing population of the area, increasing access to a variety of medical services, increasing local job opportunities and increasing revenue in the area.

Dr. Farah stated that Allegheny Health Care integrates first class inpatient services with an outstanding depth of services.

Ms. Kirk introduced Jeff Carlson, President of Wexford Health and Wellness Pavilion.

Mr. Carlson repeated the conditional use summary and shared some of the successes of the Medical Mall. He stated the benefit of a 200 million investment into the community, he included that the facility would offer up to 500 new jobs with a average salary of \$65,000.00.

Ms. Kirk introduced Barry Josowitz, VP Corporate Solutions Group/Jones Lang LaSalle. Mr. Josowitz reported that the addition of the Hospital would have a positive economic impact on the community.

Mr. Avolio asked that the presentation be kept relative to the two (2) conditional use applications. He stated that this is not the development phase.

Ms. Kirk introduced Gregory Stackel, Architect/HKS.

Mr. Stackel reported on the current zoning requirements for the Township comparing those to the current stats from the Wexford Pavilion and then with the addition of the Hospital.

Mr. Stackel showed several slides from different vantage points around the proposed project.

Mr. Gushard explained that the purpose of the slides is to show the Board of Supervisors that the light view and trees will not be impeded by the proposed building height.

Mr. Stackel explained that the additional height is necessary in the ceilings of the hospital facility. He stated that hospitals have a lot more infrastructure in the ceiling and require additional space to accommodate equipment in hospitals

Dr. Klapper reported that Allegheny Health Network anticipates zero (0) to three (3) helicopter operations per week maximum that would be used to transfer critical patients from the Wexford facility to other medical facilities if the primary choice of using a ground ambulance is unavailable or severely delayed. Patient transfers by helicopter would be based on medical necessity, thus an air ambulance operation could be necessary at any time of day. The new facility will not be a Primary Level II Trauma Center and is not designated to receive general emergency helicopter operations. The helicopter will not be stationed at this hospital.

Ms. Kirk introduced Rob Greene, Acoustical Engineer/WSP USA, Inc.

Mr. Greene reported that sound perceived at the nearest residential uses near the proposed helistop, there would be no difference in the operations noise level between a ground level pad and the higher rooftop pad. He stated that Flight Service Transport Teams do prefer a rooftop location, if available, so either location on top of the new building would be the preferred first location to establish a helipad. There are no obstacles, the flight paths are wide open, the helipad is always secure and there is no danger of encountering unauthorized pedestrians or vehicles, which can be a liability to the hospital. The patient has excellent transport time, and the flight team is assured that their aircraft is in a safe location should they need to assist in the final transport. No extra security measures are needed.

Mr. Greene explained the Fly Neighborly program and training and that when a helicopter facility is located near a highway the common "Fly Neighborly" practice recommends that helicopters fly along a highway corridor, which is Perry Highway, where existing ambient noise levels are typically higher and thus, helicopter noise will be less perceptible

Ms. Kirk introduced Sean Donnelly, Civil Engineer/Gateway.

Mr. Donnelly reported that the proposed off-site surface parking lot, it's location and traffic patterns would be compliant with all PennDot, and Township criteria. Mr. Donnelly provided the traffic movement analysis as part of the AHN presentation. This includes; Access from the Hospital site and Wallace Road, the Hospital Site and Perry Highway and the surface lot and Copperleaf Court

Mr. Spagnolo asked about the crossing at Wallace Road. Mr. Donnelly stated that the existing sidewalk would be connected to the new sidewalk and there will be a full stop sign intersection.

Mr. Spagnolo asked about the use of the surface parking lot and who would be using it. Mr. Carlson responded that the lot would be used primarily by employees.

Ms. Kirk introduced Mike Haberman, Traffic Engineer/Gateway.

Mr. Haberman reported that the Perry Highway connection would be fully compliant with PennDOT. Mr. Haberman reported that they will engage with PennDot for evaluation and planning during the process. Mr. Haberman stated the plan would include an initial scoping meeting with the Township including; the Township Traffic Engineer, PennDOT engineer and the Allegheny Health Network Development Team.

Mr. Haberman reported that PennDOT is allowing the development team to continue with more statistical studies. Mr. Haberman expressed that the existing intersections can handle an increased amount of traffic.

Mr. Avolio asked about the Federal preemptive standard for the helicopter flight path and whether the building will be located within 150 feet of the other buildings. Mr. Avolio encouraged the applicants to provide as much detail as possible for the land development review.

Mr. Greene explained that the two approach/departure paths proposed were developed to provide the Federal Aviation Administration (FAA) evidence that at least two safe flightpaths for helicopters exist to/from this hospital helistop.

Mr. Dennehy asked if there was anyone that wanted to comment on the conditional hearing information presented. There were no additional comments.

Motion was made by Pat Avolio and seconded by Frank Spagnolo to close the public hearing regarding the conditional use application from the Allegheny Health Network. The aye vote on the motion was unanimous. The motion carried.

The Allegheny Health Network proposal and packet will be entered into record.

MUNICIPAL POLICE COOPERATIVE AGREEMENT

Motion was made by Ed Holdcroft and seconded by Pat Avolio to approve the Municipal Police Cooperative Agreement for the Northern Regional Police Department to participate in the DUI Task Force. The aye vote on the motion was unanimous. Motion carried.

EMERGENCY REPAIRS OF MOUNT PLEASANT ROAD IN EMERALD FIELDS

Motion was made by Frank Spagnolo and seconded by Pat Avolio to ratify the emergency repairs and waive the competitive bidding requirements on sections of Mount Pleasant Road in the Emerald Fields Development for \$56,900.00. The aye vote on the motion was unanimous. Motion carried.

PUBLIC WORKS PURCHASE OF 2018 F-550 CAB AND CHASSIS

Motion was made by Pat Avolio and seconded by Frank Spagnolo to authorize the purchase of a 2018 F-550 Cab and Chassis in the amount of \$51,192.00, Costars contract #025-149. Budgeted amount is for \$53,550.00. The aye vote on the motion was unanimous. Motion carried.

PUBLIC WORKS PURCHASE OF 2018 F-250 STANDARD SIZE PICKUP TRUCK

Motion was made by Frank Spagnolo and seconded by Ed Holdcroft to authorize the purchase of a 2018 F-250 Standard size pickup truck in the amount of 45,106.00, Costars contract #025-149. Budget amount is for \$46,217.00. The aye vote on the motion was unanimous. Motion carried.

GOVERNMENT FINANCE OFFICERS ASSOCIATION OF PENNSYVALNIA CONFERENCE

Motion was made by Ed Holdcroft and seconded by Pat Avolio to authorize the attendance of Janice Kowalski, Director of Finance, to the GFOS-PA conference in State College from April 22-25, 2018. The aye vote on the motion was unanimous. Motion carried.

MODIFICATION AGREEMENT FOR THE VILLAGE AT PINE PHASE 6 DEVELOPMENT PLAN

Motion was made by Ed Holdcroft and seconded by Phil Henry to table the Modification Agreement for the Village at Pine Phase 6 Development Plan. The aye vote on the motion was unanimous. Motion carried.

REJECTION OF ALL BIDS RECEIVED FOR THE PUBLIC WORKS CAB AND CHASSIS

Mr. Anderson reported that the sealed bids received for the Public Works Cab and Chassis did not meet the Township specifications and requested that the Board of Supervisors reject the bids. Mr. Anderson requested that the Board of Supervisors authorize re-advertising for new bids.

Motion was made by Phil Henry and Seconded by Ed Holdcroft to reject all bids received by the Township for the Public Works Cab and Chassis for not meeting the Township specifications. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Frank Spagnolo and Seconded by Phil Henry to re-advertise for the Public Works Cab and Chassis. The aye vote on the motion was unanimous. Motion carried.

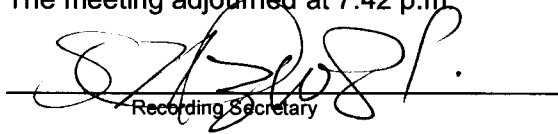
MOTION TO CANCEL 2/20/2018 BOS MEETING

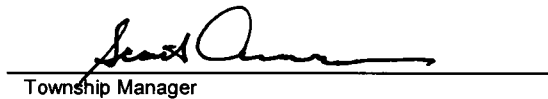
Motion was made by Frank Spagnolo and Seconded Phil Henry to cancel the February 20, 2018 Board of Supervisor Meeting for lack of agenda items. The aye vote on the motion was unanimous. Motion carried.

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 7:42 p.m


Recording Secretary


Township Manager