



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

FEBRUARY 9, 2022 – 7:00 PM

BOARD OF COMMISSIONERS MEETING AGENDA

1. PUBLIC HEARING

- A. CU-02-2021, CONDITIONAL USE APPLICATION SUBMITTED BY PURPLE BULLDOG LLC D/B/A IVYBROOK ACADEMY FOR A PROPOSED PRIVATE PRESCHOOL IN A C-2 ZONED AREA, LOCATED AT 3127 WASHINGTON PIKE, BRIDGEVILLE, PA 15017

Documents:

[Application CU-02-2021.Pdf](#)

2. CALL TO ORDER

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. RECOGNITION OF OFFICER MIKE KUCHTA

6. PUBLIC COMMENT *

7. CORRESPONDENCE

- A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Documents:

[2022-01 ORVFD Township Report.pdf](#)

- B. SOUTHBRIDGE EMS REPORT

Documents:

[Southbridge MONTHLY REPORT JANUARY 2022.Pdf](#)

C. EMAIL FROM SHACOG REGARDING SOLID WASTE COLLECTION

Documents:

[SHACOG Joint Bid - Waste Collection.pdf](#)

D. PENNDOT LETTER TO CHARTER HOMES

Documents:

[CMS-Mayview Road-02072022.Pdf](#)

8. CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

Documents:

[January 12, 2022.Pdf](#)

B. PAYMENT OF BILLS

Documents:

[P-Card Detail 2021.12.Pdf](#)

[Check Detail 2022.01.Pdf](#)

[P-Card Detail 2022.01.Pdf](#)

C. FINANCIAL REPORTS

Documents:

[Balance Sheet 2021.12.Pdf](#)

[Statement Of Activity 2021 Year End.pdf](#)

[Balance Sheet 2022.01.Pdf](#)

[Statement Of Activity 2022.01.Pdf](#)

[Budget Vs Actual - 2021 Year End.pdf](#)

[Budget Vs Actual - 2022.Pdf](#)

D. BANK ACCOUNT BALANCES

Documents:

[Bank Balances 2022.01.31.Pdf](#)

9. DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Documents:

[Building Permit Details Report January 2022.Pdf](#)

[Building Permit Report January 21-2022.Pdf](#)

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Documents:

[February 2022 Communications And Community Development Monthly Report.pdf](#)

C. ENGINEER'S REPORT

Documents:

[Engineer Monthly Report - February 2022.Pdf](#)

D. PARKS & RECREATION REPORT

Documents:

[Jan. 2022 Parks And Recreation Department.pdf](#)

E. POLICE REPORT

Documents:

[Police Report.pdf](#)

F. PUBLIC WORKS REPORT

Documents:

[January 2022 Public Works Report.pdf](#)

G. REQUEST TRACKER REPORT

Documents:

[RequestTracker Items Submitted January 7 2022 To February 3 2022.Pdf](#)

H. ASSISTANT MANAGER'S REPORT

Documents:

[Asst Mgr February Updates.pdf](#)

I. MANAGER'S REPORT

Documents:

[Mgr. February 2022 Report.pdf](#)

a. COMPREHENSIVE PLAN UPDATE AND DISCUSSION

10. OLD/UNFINISHED BUSINESS

11. NEW BUSINESS

- A. DISCUSS AND CONSIDER CU-02-2021, CONDITIONAL USE APPLICATION SUBMITTED BY PURPLE BULLDOG LLC D/B/A IVYBROOK ACADEMY FOR A PROPOSED PRIVATE PRESCHOOL IN A C-2 ZONED AREA, LOCATED AT 3127 WASHINGTON PIKE, BRIDGEVILLE, PA 15017

Documents:

[Application CU-02-2021.Pdf](#)
[Approved Plans SP-05-2018.Pdf](#)
[Ivybrook Conditional Use Application With Exhibits.pdf](#)
[Narrative.pdf](#)

- B. DISCUSS AND CONSIDER SP-08-2021 PRELIMINARY & FINAL LAND DEVELOPMENT APPLICATION, 180 MILLERS RUN ROAD, ZONED C-2

Documents:

[Application SP-08-2021.Pdf](#)
[Agent Authorization.pdf](#)
[Updated Site Plans.pdf](#)
[Existing And Proposed Floor Plan.pdf](#)
[Front Building Elevation.pdf](#)
[Left Building Elevation - Millers Run Rd.pdf](#)
[Right Building Elevation.pdf](#)
[Building Rendering From Millers Run Rd.pdf](#)
[ACED Comments Cozza Enterprises.pdf](#)
[MASFT Comments.pdf](#)
[PCSM - Gateway.pdf](#)
[2022-01-14 Gateway Response Letter To GTE Review.pdf](#)
[2022-01-14 Geotechnical Review Memo.pdf](#)
[Sale Agreement.pdf](#)
[Traffic \(Trip Generation\).Pdf](#)
[PC Recommendation Letter - Commercial Building Conversion \(01-31-2022\)SP-08-2021.Pdf](#)

- C. DISCUSS AND CONSIDER A MOTION TO APPROVE PARTIAL PAYMENT #1 TO MURIN & MURN FOR WORK ON FAIRVIEW PROJECT PHASE 1 IN THE AMOUNT OF \$489,339.36

Documents:

[HRG Recommendation Letter.pdf](#)

- D. DISCUSS AND CONSIDER A MOTION TO APPROVE FINAL PAYMENT TO ACME ENTERPRISES, INC. IN THE AMOUNT OF \$123,604.00 FOR FAIRVIEW PARK & BOYS HOME PARK PLAYGROUND IMPROVEMENTS

Documents:

[HRG Recommendation Letter - 2.Pdf](#)

- E. DISCUSS AND CONSIDER ACCEPTING THE LOWEST RESPONSIBLE BID FOR GENERAL CONSTRUCTION IN THE AMOUNT OF \$XX WHICH INCLUDES THE BASE BID AND ALL ALTERNATES PROPOSED. THE BID IS TO BE AWARDED TO XX
- F. DISCUSS AND CONSIDER ACCEPTING THE LOWEST RESPONSIBLE BID FOR MECHANICAL CONSTRUCTION IN THE AMOUNT OF \$1,599,000.00. THE BID IS TO BE AWARDED TO R&B MECHANICAL
- G. DISCUSS AND CONSIDER ACCEPTING THE LOWEST RESPONSIBLE BID FOR ELECTRICAL CONSTRUCTION IN THE AMOUNT OF \$1,345,000.00. UNIT PRICING PER DUPLEX OUTLET AND DATA OUTLET IS TO BE ACCEPTED. THE BID IS TO BE AWARDED TO MCCURLEY HOUSTON ELECTRIC, INC.
- H. DISCUSS AND CONSIDER ACCEPTING THE LOWEST RESPONSIBLE BID FOR PLUMBING CONSTRUCTION IN THE AMOUNT OF \$1,048,200.00. THE BID IS TO BE AWARDED TO VRABEL PLUMBING COMPANY

I. DISCUSS AND CONSIDER TAX REFUNDS

Documents:

[2022 February Township Refunds.pdf](#)

- J. DISCUSS AND CONSIDER TAX REFUND REQUEST FOR 600 OAK TREE COURT IN THE AMOUNT OF \$215.58
- K. DISCUSS AND CONSIDER TAX REFUND REQUEST FOR 3507 CHRISMAR COURT IN THE AMOUNT OF \$107.28
- L. DISCUSS AND CONSIDER A TAX REFUND FOR 5704 STOCKBRIDGE COURT IN THE AMOUNT OF \$134.02
- M. DISCUSS AND CONSIDER A TAX REFUND FOR 1135 MOHAWK ROAD IN THE AMOUNT OF \$775.50
- N. DISCUSSION OF REQUEST FROM CHARTIERS MENTAL HEALTH TO REFUND DECEMBERS RENT PAID TO THE TOWNSHIP
- O. DISCUSS AND CONSIDER APPOINTING AN ALTERNATE TO THE ZONING HEARING BOARD
- P. DISCUSS AND CONSIDER RESOLUTION 2022-02, APPOINTING AN ALTERNATE TO THE ZONING HEARING BOARD

Documents:

[ZHB Appointment-Alternate.pdf](#)

Q. DISCUSS AND CONSIDER RESOLUTION 2022-03, DESTRUCTION OF RECORDS

Documents:

[Resolution 2022-03 Destruction Of Specific Records.pdf](#)
[Record Retention Documents Purged 2022.Pdf](#)

12. PUBLIC COMMENT*

13. BOARD DISCUSSION

14. SOLICITOR'S REPORT

15. ADJOURNMENT & EXECUTIVE SESSION

* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes. The Board will not respond to questions during this session, but will only hear public comment.

If you are viewing a printed version of this agenda, you may access the backup documentation at www.southfayettepa.com/agendacenter.