



## PUBLIC HEARING

RECLASSIFICATION OF BLOCK AND LOT NUMBERS 491-H-11; 491-H-9;  
491-H-10; 491-H-18 AND 406-E-1 FROM R-3 TO C-1

The meeting was called to order by Commissioner Pitetti at the South Fayette Township Building, 515 Millers Run Road, South Fayette, PA 15064.

PRESENT: SRAY, PITETTI, HOROWITZ, RODI

ABSENT: MALOSH

ALSO PRESENT: Township Solicitor: Robert Garvin; Township Manager: John M. Barrett, Township Executive Assistant: Peggy Patterson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Deb Whitewood, 173 Greenwood Drive – I am here representing the Parks & Recreation Board. At the Parks & Rec Board meeting on the fifth of February, Tim Mantick made a motion to ask the commissioners to reconsider tearing down the storage building at Fairview Park. It was suggested to use the building as a storage building or to repurpose it as a pavilion. All members voted in favor of this motion. The township contributed a considerable amount of funds to construct the facility. The Parks & Rec Board believes this building can protect the equipment of the Public Works Department and be used by the athletic associations that use Fairview Park. The Parks & Rec Board also believes a full- sized basketball court can still be accommodated at this location. My personal opinion is that it is an eyesore, but I did vote with the Parks & Rec Board.

Tim Mantick, South Fayette Baseball and Softball Association President – I wanted to let the board know what our plans are with the Morgan Park concession stand. We have talked to the Lions Den about running our concession stand for the association. We have an agreement with them, and they would donate a percentage of profits back to the association because we couldn't get a volunteer to run the stand.

Ray Daugherty, Grant Street complained about a junkyard. He stated that you are required to have a junkyard license and that there are vehicles down there from the 40s and 50s and about 15 tractor trailers. He thinks the township may own the property that these vehicles are sitting on. He also said something about homeless people lying under the bridge of I 79. He also mentioned that someone put piano wire around all the trees on

the bank by the ballfield. He called the game commission, and they removed the piano wire.

John Barrett, township manager said the township would look into this.

Ben Hornfeck, Library Director, spoke about the library's 25<sup>th</sup> anniversary and said there is a celebration on Saturday, March 9<sup>th</sup> from 11:00 to 4:00. He said they have support from local businesses and will have storytime with characters, local families doing Indian dancing in costume, a fashion show, members of the middle school performing from their production Rock of Ages, a magician, a photo booth, the Lions Den food truck, and local author Jim O'Brien, who also was at the library's opening 25 years ago.

Dennis Valentine, Director of SouthBridge EMS – I want to thank John Barrett for coming to our facility. We gave him a tour of the building and would like any of the commissioners to stop up for a tour also. SouthBridge is also having a golf outing at Topgolf in April.

Philip Makowski, president of Fairview Volunteer Fire Department – I know that the board got a complaint about the siren at Fairview. When Old Orchard was built, we required the builder to let everyone who wanted to build there know there was a siren and that we have banquets on the weekends. I also suggest that everyone changes the batteries in your smoke detectors.

I understand that you are planning to rip down the storage building at Fairview Park. The amount of money that the township and taxpayers have spent building that will go to waste. Tearing it down seems like a waste of taxpayer's money, and I strongly disapprove of that.

Mary Chambon, 502 Jenna Lane – I looked at the storage facility, and it looks out of place. I think it would make a nice pavilion if it could be transitioned into one. You would need to think about where you would put another storage facility. Transporting all the equipment to Fairview does not sound like a good use of time and efficiency. If you do decide to go ahead with the pavilion, I do hope that you look into where you would build the storage facility.

Barb Senatore, 60 Pond Court South – Tearing the facility down after all that time and money were spent troubles me. I hope going forward that South Fayette goes forward with the Parks Master Plan.

#### NEWBURY UPDATE – BRETT MALKY

Brett Malky talked about refinancing and financial plans. He said they are working with the investors from the Gateway Shops on the entertainment district and that leasing and sales continue to be promising. He said they have a meeting planned for the week of Feb. 18 with the home improvement anchor, and they are finalizing a letter of intent with the entertainment anchor, who will be visiting South Fayette in the next two weeks. He said

they are working with a national restaurant group tht is interested in Newbury and they are continuing to make progress.

#### PRESENTATION REGARDING LAFAYETTE MEADOW

Pat Cooper, Gateway Engineers – Keystone 76, Dick Herrington and Chris Hoke have made application for a residential project across the street from Walnut Ridge on Battle Ridge Road. We were tabled by the Planning Commission, and we asked to appear before you tonight to put on a quick presentation and get some input.

This is an open space design in the R-1 district, (referring to site plan). We have prepared the base plan which shows what can be developed on this property. There are 123 single-family lots with 22,000-square foot, 110-foot frontages. The open space option allows us to be smaller and put into a more condensed area, and a good portion of it would be graded out. We could do 123 single family or 148 with duplexes.

We are proposing 104 lots, leaving the mass of open space in the middle. Forty percent of the development will be open space. It is currently being reviewed by the staff and will be before the Planning Commission in a few weeks.

Commissioner Horowitz expressed his approval of the plan.

Mr. Cooper – There is going to be a walking trail through this development. The adjoining development (Sterling Ridge) does not have access to their retention pond, and the developers have offered to grade in a road for the township and hope to extend the walking trail to Sterling Ridge also.

A resident of Sterling Ridge asked some questions, and township engineering consultant Don Housley explained that the developer will loop the two plans together and access the retention pond for maintenance.

He said that the Walnut Ridge plan will also be looped in.

There was further discussion about this and planning to advertise the public hearing for the March meeting, so they can start building in April or May.

It was moved by HOROWITZ and seconded by RODI to advertise for a public hearing for the conditional use for Lafayette Meadow. All members present voted AYE to the motion.

#### PRESENTATION OF WEBSITE UPDATES – ANDREA IGLAR

Andrea Iglar, Director of Communications and Community Development – We have a contract with CivicPlus for our website with a free design update every two years. We have been working with them to update the website, and we welcome your feedback.

Ms. Iglar gave a brief tour of a draft of the new website design, pointing out the new features and the options for the logo on the website.

Commissioner Rodi stated she prefers the old version of the logo on the website, and Commissioner Pitetti agreed.

Ms. Iglar – The go-live target date is April 15.

## CORRESPONDENCE

### VERIZON PRICING AND PROGRAMMING CHANGES

### ALLEGHENY LEAGUE OF MUNICIPALITIES – ALOM CONFERENCE

Mr. Barrett – There is still time to register for the ALOM Conference; just let Peggy know.

## CONSENT CALENDAR ITEMS

### A. APPROVAL OF MINUTES

### B. PAYMENT OF THE BILLS

It was moved by HOROWITZ and seconded by RODI to approve the minutes from the January 9, 2019 meeting and pay the January 2019 bills. All members present voted AYE to the motion.

## DEPARTMENT REPORTS

Mr. Barrett – This is new to our agenda, and I thought it would be a nice touch to ask each department for a monthly report and at the end of the year, a final report. Public Works issued a report that is an activity log, but as a subitem to that is the proposed roads paving for 2019. Our timeline would be to advertise it next month and open bids in April. We also made some upgrades to our GIS system, and we would have the potential to get our road upgrades on GIS so when we are making paving decisions in the future, we can look where we have spent money over time.

### A. BUILDING PERMITS REPORT

### B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

### C. PARKS & RECREATION REPORT

### D. MONTHLY POLICE REPORT

### E. PUBLIC WORKS REPORT

F. MEETING ROOM AND SENIOR CENTER CALENDARS

Mr. Barrett – We wanted to give you a sense of the requests we are getting for meeting space. We have been tossing around the idea of a facility use policy for the building. We get a lot of competing requests for space.

OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER ADVERTISING AN RFP FOR THE SERVICES AT THE MORGAN PARK CONCESSION STAND

Commissioner Horowitz – I think this is a terrible idea to open this up to outside services for the concession stand.

Commissioner Rodi – An RFP would open this service to other food services, some outside of the township. She explained that they could order the food from the Lions Den and have the parents run the stand.

It was moved by HOROWITZ and seconded by RODI to table advertising an RFP for the services at the Morgan Park concession stand. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER ORDINANCE 02 OF 2019, RECLASSIFICATION OF THE ZONING OF BLOCK AND LOT NUMBERS 491-H-11; 491-H-9; 491-H-10; 491-H-18 AND 406-E-1 FROM R-3 TO C-1

It was moved by HOROWITZ and seconded by RODI to approve Ordinance 02 of 2019, reclassification of the zoning of block and lot numbers 491-H-11; 491-H-9; 491-H-10; 491-H-18 AND 406-E-1 FROM R-3 TO C-1. All members present voted AYE to the motion.

NEW BUSINESS

A. DISCUSS AND CONSIDER ADVERTISING A PUBLIC HEARING TO REPEAL CHAPTER 240 ZONING, ARTICLE XIV OPEN SPACE DESIGN OPTION

It was moved by HOROWITZ and seconded by RODI to table advertising a public hearing to repeal Chapter 240 Zoning, Article XIV Open Space Design option. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER ADVERTISING AN ORDINANCE TO REPEAL CHAPTER 240 ZONING, ARTICLE XIV OPEN SPACE DESIGN OPTION

It was moved by HOROWITZ and seconded by RODI to table advertising an ordinance to repeal Chapter 240 Zoning, Article XIV Open Space Design option. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER A REQUEST FROM MARONDA HOMES TO RELEASE THE PERFORMANCE BOND TO ZERO

Don Housley, Mitall Division of KU Resources – We received the request for that reduction, and we received the required paperwork, so it is appropriate to reduce that bond to zero.

It was moved by RODI and seconded by HOROWITZ to approve a request from Maronda Homes to release the performance bond to zero. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER RESOLUTION 01 OF 2019, AUTHORIZING THE TOWNSHIP MANAGER TO SUBMIT THE APPLICATION FOR TRAFFIC SIGNAL APPROVAL TO PENNDOT

It was moved by HOROWITZ and seconded by RODI to approve Resolution 01 of 2019, authorizing the township manager to submit the application for traffic signal approval to PennDOT. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER RESOLUTION 02 OF 2019, APPOINTING THE PLANNING COMMISSION AS THE IMPACT FEE ADVISORY COMMITTEE

It was moved by HOROWITZ and seconded by RODI to approve Resolution 02 of 2019, appointing the Planning Commission as the Impact Fee Advisory Committee. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER RESOLUTION 03 OF 2019, RAAC GRANT AUTHORIZATION

Mr. Barrett – This is a playground grant and our intent would be to submit an application to the Redevelopment Authority through their CITF program that would pay for a series of playground demolitions and replacements with poured rubber surfaces and newer amenities.

Paula Willis, Parks & Recreation Director – They are focusing on playground rehabilitation, so it would be four projects in one: poured rubber at the Rotary Pavilion playground; taking out the playground at the entrance of Fairview, leveling that out, pouring rubber and adding an ADA walkway; removing the swing and slide that sits back, which is old and dangerous, and moving it to near the ballfields according to the Parks Master Plan. The fourth project would be relocating the Boys Home playground because it is not ADA accessible, and it would be relocated closer to the pavilion.

It was moved by HOROWITZ and seconded by SRAY to approve Resolution 03 of 2019, RAAC grand authorization. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER F-11-18 GROSICK CONSOLIDATION PLAN, FINAL MINOR SUBDIVISION, 17 VISTA STREET, ZONED R-3

Mr. Housley – The Planning Commission recommended approval.

It was moved by HOROWITZ and seconded by RODI to approve F-11-18 Grosick Consolidation Plan, final minor subdivision, 17 Vista Street, Zoned R-3. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER F-12-18 KOSKY SUBDIVISION AND CONSOLIDATION, FINAL MINOR SUBDIVISION, OLD OAKDALE ROAD, ZONED R-2

Mr. Housley – It is a simple lot line revision and was recommended for approval by the Planning Commission.

It was moved by HOROWITZ and seconded by RODI to approve F-12-18 Kosky Subdivision and Consolidation, final minor subdivision, Old Oakdale Road, Zoned R-2. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER FORWARDING THE PINNACLE POINT BOND REDUCTION REQUEST AND APPLICATION FOR MAINTENANCE AND ACCEPTANCE OF THE PUBLIC IMPROVEMENTS TO THE TOWNSHIP ENGINEER FOR REVIEW

Mr. Housley – We received a packet from them and we are not ready to make any recommendations but would like to have it assigned so we can investigate it.

It was moved by HOROWITZ and seconded by RODI to approve forwarding the Pinnacle Point bond reduction request and application for maintenance and acceptance of the public improvements to the township engineer for review. All members present voted AYE to the motion.

PUBLIC COMMENT

BOARD DISCUSSION

Commissioner Horowitz – I can't be here on March 13, so I would like to move the meeting to March 6, if that works for everyone else.

All commissioners present said that moving the BOC meeting to March 6 worked.

MANAGER’S REPORT

Mr. Barrett – I gave all of you a report for the month. I just want to point out some of the highlights. We had talked about the Parks Master Plan and that will be coming to you in the near future. It will come to the board and the public for comments.

You made a motion to appoint the Planning Commission as the Traffic Impact Fee Advisory Committee, which is part of the process to revise the impact fee program. Traffic engineers have revised the transportation and capital improvement plan and signs project. Once the committee has looked at that, it will come to you for review and adoption.

I also wanted to point out the recreation event calendar for the year is on your agenda.

I did want to note that we did a resolution for a grant for CITF (RAAC), another smaller grant that Paula Willis received was a Play for Change grant. This is \$3500.00 and is going toward installing dual-person expression swings at Morgan Park. The grant money was provided by the Grable & Benedum Foundation. we are looking to have a ribbon cutting ceremony in the spring.

SOLICITOR’S REPORT – No report this evening.

Mr. Barrett – I have an item for executive session regarding real estate.

ADJOURNMENT & EXECUTIVE SESSION

It was moved by RODI and seconded by HOROWITZ to adjourn to Executive Session, not to return. All members present voted AYE to the motion.

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John M. Barrett, Township Manager

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Raymond Pitetti, President

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Date

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Date