



**PUBLIC HEARING**

**LAFAYETTE MEADOW CONDITIONAL USE APPLICATION – OPEN SPACE DESIGN OPTION**

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

**PRESENT: SRAY, HOROWITZ, RODI, MALOSH**

**ABSENT: PITETTI**

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

**PLEDGE OF ALLEGIANCE**

**RECOGNITION OF SERGEANT SGRO AND PATROLMAN ZURCHER FOR 20 YEARS OF SERVICE**

Chief John Phoennik honored Sergeant Sgro and Patrolman Zurcher for 20 years' service. He introduced their families and explained how each one had come to work for the South Fayette Township Police Department.

**RECOGNITION OF EAGLE SCOUT RILEY SUPAN**

Riley Supan – My service project was a First Responder's Memorial in the township. The memorial is located in the new Preservation Park. It is three pillars: one for the fire department, one for police and one for EMS. Behind that is the first responders' flag.

**PRESENTATION – MICHAEL J. HABERMAN PE OF GATEWAY ENGINEERS REGARDING THE UPDATED ACT 209 TRANSPORTATION IMPACT FEE ROADWAY SUFFICIENCY ANALYSIS AND TRANSPORTATION CAPITAL IMPROVEMENT PLAN**

Michael J. Haberman, Gateway Engineers – We have been working on the updates to the transportation impact fee ordinance. The original ordinance was adopted in 2011 and those studies were done in 2010. Act 209 legislation recommends it be updated every three to five years. This would establish new per-trip impact fees for new developments but also establish some new projects and changes to other capital improvement projects that were included in the original ordinance. There are two different fees depending on

where you are developing. In the south transportation service area, the new fee will be \$1,418 per pmp trip and the north transportation service fee is \$1,198 for each pmp trip. There are four capital improvement projects we have identified in the south service area and five in the north service area. The intersections in the south service area are: Boyce and Mayview, Washington Pike and Boyce, Rt. 50 and Hickory Grade, and Hickory Grade and Pond Road.

In the north service area the intersections are Rt. 50 and Millers Run and Parks Rd., Millers Run Road and Battle Ridge Road, Millers Run and Presto Sygan, Battle Ridge and Union Avenue, and Robinson Run Road and Union Avenue.

## PUBLIC COMMENT

## CORRESPONDENCE

## CONSENT CALENDAR ITEMS

### A. APPROVAL OF MINUTES

It was moved by HOROWITZ and seconded by SRAY to approve the minutes from the February 13, 2019 meeting. All members present voted AYE to the motion.

### B. PAYMENT OF THE BILLS

It was moved by HOROWITZ and seconded by MALOSH to pay the February 2019 bills. All members present voted AYE to the motion.

### C. MONTHLY FINANCIALS

It was moved by HOROWITZ and seconded by SRAY accept the monthly financials. All members present voted AYE to the motion.

## DEPARTMENT REPORTS

### A. BUILDING PERMITS REPORT

John Barrett, Township Manager – This is just for reference for the building permits we issued in February.

### B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Mr. Barrett – We had a presentation last month regarding the updates coming to the website and we are still looking at April 15 as the go-live date. Andrea is working through the latest edition of the South Fayette Connect magazine, which is due to be mailed in late March.

C. PARKS & RECREATION REPORT

Mr. Barrett – We have provided a summary of programs for the rest of the year, including some bus trips that are planned. Those programs will be advertised through the website, magazine and social media. The Parks & Recreation Board have been working through the parks master plan. They reviewed a draft form of the plan and will bring it to you in April. We will make sure you get draft copies of that plan before the April meeting.

D. MONTHLY POLICE REPORT

E. PUBLIC WORKS REPORT

Mr. Barrett – Butch reported the call-outs for 2019, which have surpassed last year’s total call-outs. The only other thing is the 2019 paving program. Our goal this evening would be to advertise that for public bid.

OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER ADVERTISING THE 2019 ROAD PAVING PROGRAM

It was moved by HOROWITZ and seconded by MALOSH to approve advertising the 2019 road paving program. All members present voted AYE to the motion.

NEW BUSINESS

A. ACKNOWLEDGE LERTA APPLICATION FROM HENNECKE

Mr. Barrett – We just got this LERTA application. Although there is additional data needed, we just want to formally acknowledge receiving it.

B. DISCUSS AND CONSIDER APPROVING ADVERTISING AN ORDINANCE TO ACCEPT DEDICATION OF THE PUBLIC IMPROVEMENTS AND RIGHTS-OF-WAY ON CUDDY LANE IN THE CUDDY ASSOCIATES PLAN OF LOTS

Don Housley, Mitall Division of KU Resources – This project is appropriate for possible adoption into the public road system.

It was moved by SRAY and seconded by MALOSH to approve advertising an ordinance to accept dedication of the public improvements and right-of-way on Cuddy Lane in the Cuddy Associates plan of lots. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER THE MOU WITH PENNSYLVANIA RESOURCE COUNCIL FOR GLASS RECYCLING

Mr. Barrett – We had discussed changes with the recycling regarding not accepting glass anymore curbside. The SHACOG didn't find enough interest but some communities decided to work with Pennsylvania Resource Council, which is a statewide organization. They will coordinate a glass recycling event and staff it on a Saturday from 9:00-2:00. The MOU explains all the details. The fee for this event is \$750.00 and there are additional municipalities involved; and we want to monitor all of these to see if this will be worthwhile. We want to give it a try for two months on April 6 and June 15.

There was further discussion about this.

It was moved by HOROWITZ and seconded by MALOSH to approve the MOU with Pennsylvania Resource Council for glass recycling. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER F-13-18 RADINICK PLAN NO. 3, MINOR SUBDIVISION, BATTLE RIDGE ROAD, ZONED R-1

Pat Cooper, Gateway Engineers – This first application is a simple two-lot subdivision of the Radinick farm to create the parcel for the Lafayette Meadow Plan. Radinicks are retaining a 10-acre parcel.

Mr. Housley – They requested two waivers and one modification.

It was moved by HOROWITZ and seconded by MALOSH to approve F-13-18 Radinick Plan No. 3, minor subdivision, Battle Ridge Road, Zoned R-1 subject to the Mitall review letter dated 2-28-19. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER CU-06-18, PP-01-18, F-10-18, LAFAYETTE MEADOW MASTER PLAN, PRELIMINARY/CONDITIONAL USE/FINAL MAJOR SUBDIVISION PLAN, BATTLE RIDGE ROAD, ZONED R-1

Mr. Cooper – We are requesting three different motions; one is for the conditional use we discussed at the public hearing, the second one is for preliminary/final approval of the site design for phases 1 and 2, and the last is for the final approval of the phase 1 subdivision plan. We will be back, hopefully within a year, with the phase 2 subdivision.

Bob Garvin – Let's go through all the waivers so everybody understands what is being waived.

Don Housley explained all of the waivers that were requested.

It was moved by HOROWITZ and seconded by SRAY to approve CU-06-18, PP-01-18, F-10-18, Lafayette Meadow Master Plan, preliminary/conditional

use/final major subdivision plan, Battle Ridge Road, Zoned R-1 subject to the conditions described by the engineer during his presentation, subject to the granting of the waivers that were referred to by the engineer and also the conditions recommended by the Planning Commission. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER PP-02-18 AND SP-09-18 HICKORY GRADE ROAD OFFICE BUILDING, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, HICKORY GRADE ROAD, ZONED B-1

Mr. Housley – This is a proposed 4-story, 100,000-square-foot office building on Hickory Grade Road. Planning Commission recommended approval with a modification for fencing.

It was moved by HOROWITZ and seconded by MALOSH to approve PP-02-18 and SP-09-18 Hickory Grade Road office building, preliminary/final land development plan, Hickory Grade Road, Zoned B-1 subject to any modifications and the engineer review letter. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER RESOLUTION 04 OF 2019, COMMUNITY PLAYGROUNDS REHABILITATION

Mr. Barrett – This would be for resurfacing, replacing and updating the playgrounds at Fairview Park and Boys Home Park. The total project has a cost of \$850,000 which includes in-kind support. We are applying for \$250,000 in CITF funding, \$300,000 in DCNR funding and then proposing the rest be from the township. This resolution is a requirement of DCNR.

It was moved by MALOSH and seconded by SRAY to approve Resolution 04-2019, Community Playgrounds Rehabilitation. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER RESOLUTION 05-2019, LAFAYETTE MEADOWS PA DEP SEWERAGE PLANNING MODULE

Mr. Barrett – This just confirms that there is adequate capacity for sanitary sewers. It was already reviewed by the authority.

It was moved by MALOSH and seconded by HOROWITZ to approve Resolution 05-2019, Lafayette Meadows PA DEP Sewerage Planning Module. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER A MOTION TO ADOPT RESOLUTIONS 06-2019, APPROVING THE UPDATED ACT 209 TRANSPORTATION IMPACT FEE ROADWAY SUFFICIENCY ANALYSIS REPORT WHICH INCLUDES A LAND USE ASSUMPTIONS REPORT

It was moved by HOROWITZ and seconded by MALOSH to approve Resolution 06-2019, approving the updated Act 209 Transportation Impact Fee Roadway Sufficiency Analysis Report which includes a land use assumptions report. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER A MOTION TO ADOPT RESOLUTION 07-2019, APPROVING THE UPDATED ACT 209 TRANSPORTATION CAPITAL IMPROVEMENT PLAN

It was moved by HOROWITZ and seconded by MALOSH to adopt Resolution 07-2019, approving the updated Act 209 Transportation Capital Improvement Plan. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER A REQUEST FROM BRIDGEVILLE FLEX, LLC BY AL NEYER, LLC MANAGER FOR A BOND REDUCTION REQUEST TO HARTFORD FIRE INSURANCE CO BOND NO. 33BSBHR2929 IN THE AMOUNT OF \$770,056.65 TO A RETAINED AMOUNT OF \$24,750 PER A LETTER OF REQUEST FROM THE MITALL DIVISION OF KU RESOURCES, INC.

Mr. Housley – All the work but a few minor things are done, so we are holding back a retainer to make sure those items are addressed.

It was moved by MALOSH and seconded by HOROWITZ to approve a request from Bridgeville Flex, LLC by Al Neyer, LLC manager for a bond reduction request to Hartford Fire Insurance Co. Bond No. 33BSBHR2929 in the amount of \$770,056.65 to a retained amount of \$24,750 per a letter of request from the Mitall Division of KU Resources, Inc. All members present voted AYE to the motion.

PUBLIC COMMENT

BOARD DISCUSSION

MANAGER’S REPORT

Mr. Barrett – Our cable agreement with Comcast has expired, and they presented us with a renewal agreement. Rather than simply accepting the renewal agreement, we decided to engage attorney Dan Cohen, who is a telecommunications attorney. We have asked Dan to review the contract to maximize our gross revenues from the cable company. We will come back to you after the review to renew the cable franchise contract.

The board agreed to asking Dan Cohen to review the contract.

There is an existing landslide on Dutch Hill Road that has been there a while. We were able to get a geotechnical engineer to look at the slide. He gave us a proposal to identify some potential fixes for it by taking core samples, analyzing the soil, then providing us

with what could be engineered to fix it. Once we get the report, we will have a better idea of what it would cost to repair.

Mr. Barrett asked the board if they were in agreement with having the geotechnical engineer do the report, and the commissioners said yes.

I want to remind everyone that this coming Monday, March 11, there is a joint meeting with the school board at 7:00 PM. I did share some agenda ideas, and they are on my report.

The school's agenda items include expanding the school resource officer program.

They also want to share their demographic study and facilities analysis with us and discuss residential development. We also want to discuss the government access channel on the cable TV.

SOLICITOR'S REPORT – No report this evening.

Mr. Barrett –I have two items for executive session: one real estate and one personnel.

Commissioner Rodi – The library is having their 25<sup>th</sup> anniversary celebration on Saturday, March 9, from 11:00 – 4:00 at the SNPJ Club.

ADJOURNMENT & EXECUTIVE SESSION

It was moved by HOROWITZ and seconded by MALOSH 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