

**FINDLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING - FEBRUARY 10, 2016**

- * CALL TO ORDER
- * PLEDGE ALLEGIANCE
- * ANNOUNCE THAT AN EXECUTIVE SESSION WAS HELD PRIOR TO THE MEETING REGARDING A LEGAL MATTER
- * ZIOLKOWSKI REZONING REQUEST DECISION
- * RESOLUTION NO. 2016-03-(Hazard Mitigation Plan)
- * RESOLUTION NO. 2016-04- (Deed of Dedication for North Campus Drive)
- * RESOLUTION NO. 2016-05 (Filing an application for funding with the RAAC)
- * POLICE PROMOTION-Antonio Mascilli
- * INDEPENDENT CONTRACT FOR POLICE DEPARTMENT ACCREDITATION
- * IMPERIAL LAND PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATIONS FOR ARTHUR COURT WITHIN FINDLAY INDUSTRIAL PARK
- * IMPERIAL LAND PRELIMINARY AND FINAL MINOR SUBDIVISION FOR REVISION #1, PARCEL C TO FINDLAY INDUSTRIAL PARK
- * MARONDA FARMS, PHASE 4B DEVELOPER’S AGREEMENT
- * WEST RIDGE COMMUNITY CHURCH REQUEST TO WAIVE ZHB FEES
- * MINUTES OF JANUARY MEETINGS.
- * BILLS AND PAYROLL.
- * COMMUNICATIONS:
 1. Request for refunds of Real Estate Tax for Bistros Management of PA, Inc. and Donald C. Toward
- * TREASURER’S REPORT (balance on 2/1/2016):

General Fund Checking Account.	\$ \$ 170,900.45
General Fund Money Market Account.	\$ 2,288,053.00
Liquid Fuels Money Market Account.	\$ 206,706.99
RBC Wealth Management	\$ 654,625.62
Capital Reserve Account (checking/money market).	\$ 74,368.52
- * DEPARTMENTAL REPORTS (attached)
- * SUPERVISORS’ COMMENTS
- * COMMENTS FROM THE FLOOR
- * MOTION TO ADJOURN THE MEETING

FINDLAY TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING - FEBRUARY 10, 2016

The meeting was called to order at 7:00 p.m. In attendance were Supervisors Janet Craig, Thomas Gallant and Raymond Chappell, Manager Christopher Caruso, Assistant Manager Thomas Garrett, Jim Pritchard of Michael Baker International, and Alan Shuckrow of Strassburger, McKenna, Gutnick & Gefsky.

Everyone rose to Pledge Allegiance to the Flag.

The Chairman announced that an executive session was held prior to the meeting regarding a legal matter.

* ZIOLKOWSKI REZONING REQUEST DECISION.

Comments:

Mr. Shuckrow indicated that he drafted a decision for the Board's discretion.

Mr. Chappell indicated that he had asked at the hearing for a deeper review on the rezoning issue.

Mr. Shuckrow answered that this request is similar to any other request that has come before the Board. The Board can use their legislative discretion if the rezoning is in the best interests for the Township.

Mr. Gallant indicated that he is extremely wary of making changes to the current zoning laws for individual property owners outside of the zoning laws that we have already created. It could open up a whole pandoras box of issues that we may have multiple owners coming to request zoning changes for reasons that may not be in the best interest of the Township or the surrounding property owners.

Mr. Chappell moved to approve the request of Raymond and Michelle Ziolkowski to rezone the 25.45 acre parcel identified as Block and Lot 1469-K-00024 from the Low Density Residential zoning district to the Agricultural zoning district and to adopt the written decision prepared by the Solicitor. Mr. Gallant seconded. 3 Ayes. Motion carried.

* IMPERIAL LAND PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATIONS FOR ARTHUR COURT WITHIN FINDLAY INDUSTRIAL PARK

Mr. Caruso read from his January 27th review letters indicating that an application was received on January 12, 2016. The applicant is proposing to construct a new 600 foot long roadway to access three (3) development lots within the Findlay Industrial Park, which is located in a Light Industrial Zoning District. With reference to the zoning requirements and requirements for a site plan, the applicant has request and was granted a modification to Section 103.509.6 that requires sidewalks along both sides of a minor collector road. In lieu of sidewalks, the applicant is proposing an 8foot walking/biking trail along one side of Arthur Court. The Planning Commission gave a favorable recommendation at their January 26th meeting.

Hearing no comments or questions on the applications, Mr. Gallant moved to approve the preliminary and final land development applications by Imperial Land Corporation who is proposing to construct a new 600 foot long roadway, to be known as Arthur Court, to access three developments lot within the Findlay Industrial Park. Mr. Chappell seconded. 3 Ayes. Motion carried.

* IMPERIAL LAND PRELIMINARY AND FINAL MINOR SUBDIVISION FOR REVISION #1, PARCEL C TO FINDLAY INDUSTRIAL PARK

Mr. Caruso read from his January 27, 2016 review letter indicating that a preliminary and final minor subdivision application was received on January 11, 2016. The applicant is proposing to subdivide Parcel "C" consisting of 133 acres into six lots. Lot "B" will be 2.195 acres, Lot 7A will be 12 acres, Lot 7B will be 3.477 acres, Lot 8 will be 22.405 acres, Lot 9 will be 42.116 acres and revised Parcel C will be 49.635 acres. The right-of-way for Arthur Court will be 1.175 acres.

Hearing no comments or questions on the application, Mr. Gallant moved to approve the Preliminary and Final Minor Subdivision applications by Imperial Land Corporation, who is proposing to subdivide Parcel C consisting of 133 acres into 6 lots; Lot B will be 2.195 acres, Lot 7A will be 12 acres, Lot 7B will be 3.477 acres, Lot 8 will be 22.405 acres, Lot 9 will be 42.116 acres and revised Parcel C will be 49.635 acres. The right-of-way for Arthur Court will be 1.175 acres. Mr. Chappell seconded. 3 Ayes. Motion carried.

* RESOLUTION NO. 2016-03. Mr. Caruso indicated that the County is required to update their hazard mitigation plan every ten years, which they did in 2015.

Mr. Gallant moved to approve Resolution No. 2016-03 adopting the Allegheny County 2015 Hazard Mitigation Plan as the Township's official Hazard Mitigation Plan. Mr. Chappell seconded. 3 Ayes. Motion carried.

* RESOLUTION NO. 2016-04.

Mr. Gallant moved to approve Resolution No. 2016-04 accepting the Deed of Dedication for North Campus Drive and the storm water easement in Chapman Westport. Mr. Chappell seconded. 3 Ayes. Motion carried.

* RESOLUTION 2016-05

Mr. Gallant moved to approve Resolution No. 2016-05 authorizing the filing of an application for funding in the amount of \$87,566 from the Redevelopment Authority of Allegheny County for the Municipal Playground Improvement Project. Mr. Chappell seconded. 3 Ayes. Motion carried.

* POLICE PROMOTION. Chief Lesko indicated that with the retirement of Mark Joyce, it is recommended that the Board promoting Antonio Mascilli to a full-time position.

Mr. Gallant moved to approve the promotion of Antonio Mascilli to the position of full-time police officer effective February 14, 2016. Mr. Chappell seconded. 3 Ayes. Motion carried.

* INDEPENDENT CONTRACT FOR POLICE DEPARTMENT ACCREDITATION. Chief Lesko indicated that Captain Joyce was the Accreditation Manager and with his retiring and an accreditation assessment being done this year, he has recommended the Board hire Mark Joyce as an independent contractor to work up to 24 hours a week until the assessment has been completed in July. There is also a cap on the amount of compensation that he can earn.

Mr. Gallant moved to enter into an independent contract with Mark Joyce, to expire at the time the assessments are completed in July 2016, for the Police Department Accreditation Assessment. Mr. Chappell seconded. 3 Ayes. Motion carried.

* MARONDA FARMS, PHASE 4B DEVELOPERS'S AGREEMENT. The agreement has been reviewed by both the Solicitor and Engineer.

Mr. Gallant moved to approve the Maronda Farms Phase 4B Development Agreement for the construction of twenty-two single-family residential homes. Mr. Chappell seconded. 3 Ayes. Motion carried.

* WEST RIDGE COMMUNITY CHURCH REQUEST TO WAIVE ZHB FEES. As previously presented to the Board, the Church is planning to develop the former ballfield into a community play with pavilions, etc. The ordinance states that the maximum size for a sign is 3,200 feet. They are proposing four signs that would exceed our ordinance, therefore, they must go to the zoning hearing board. Past John Goebbel has submitted a request for a waiver of the variance fees.

Mr. Gallant moved to approve the request from West Ridge Church to waive the ZHB variance fee to establish their visual signage at their 30 McClaren Road location. Mr. Chappell seconded. 3 Ayes. Motion

carried.

* MINUTES OF JANUARY MEETINGS. Mr. Gallant moved to approve the minutes from the January meetings as printed. Mr. Chappell seconded. 3 Ayes. Motion carried.

* BILLS AND PAYROLL. Mr. Gallant moved to approve the bills that are available for public inspection and payroll. Mr. Chappell seconded. 3 Ayes. Motion carried.

* COMMUNICATIONS:

1. Request for refunds of Real Estate Tax for Bistros Management of PA, Inc. in the amount of \$391.69 and Donald C. Toward in the amount of \$159.30.

Mr. Gallant moved to approve the refunds of Real Estate Tax for the property owners listed totaling \$550.99. Mr. Chappell seconded. 3 Ayes. Motion carried.

* TREASURER’S REPORT:

General Fund Checking Account

Balance, 01/01/2016	\$	92,561.41
Receipts		732,556.39
2016 TAN		600,000.00
Money Market		375,000.00
Expenses		629,217.35
2016 TAN investment		600,000.00
Money Market		400,000.00
Balance, 02/01/2016	\$	170,900.45

Balance in General Fund Money Market Account.	\$2,288,053.00
Balance in Liquid Fuels Money Market Account	\$ 206,706.99
Balance in RBC Wealth Management	\$ 654,625.62
Balance in Capital Reserve Account (checking/money market). . .	\$ 74,368.52

Mr. Gallant moved to approve the Treasurer’s Report as read. Mr. Chappell seconded. 3 Ayes. Motion carried.

* DEPARTMENTAL REPORTS (attached)

* SUPERVISORS’ COMMENTS:

Mr. Gallant asked John Bauer of Diday Plumbing, who was in the audience, if does a lot of work in the Maronda Plan, which Mr. Bauer indicated that he does.

* COMMENTS FROM THE FLOOR : none

All further business having been discussed, Mr. Gallant moved to adjourn the meeting at 7:30 p.m. Mr. Chappell seconded. 3 Ayes. Motion carried.

Respectfully submitted by Cheryl L. Rinehart