

**CHARTIERS TOWNSHIP  
BOARD` OF SUPERVISORS MEETING  
July 23, 2024  
6:00p.m.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**EXECUTIVE SESSION ANNOUNCEMENT**

Please be advised the Board met in Executive Session immediately prior to this meeting from 5:25 pm to 5:55 pm to discuss personnel, contract negotiations and litigation matters.

Attending this meeting were Supervisors, Harlan Shober, and Frank Wise. Also present were Jodi L. Noble-Township Manager; James Liekar-Solicitor; Jennifer Slagle-Director of Engineering and Planning; Parks and Recreation Director, Angela O'Conner; Ashley Neptune-Township Engineer; Jamie Rozzo, Recording Secretary ABSENT: Supervisor, Bronwyn Kolovich; Steven Horvath, Chief of Police; Ed Jeffries, Public Works Director

**VISITORS TIME**

Larry Dudzik 214 Allison Hollow Road presented the board with pictures of is driveway. Roadwork was done in 2014 on Allison Hollow Road. During that Roadwork, Mr. Dudzik's driveway was impacted and sections replaced by the Township's contractor at that time. He has asked the board if they would be willing to fix the issue or compensate him to fix the issue with his driveway.

Jodi and the board will follow up with Mr. Dudzik.

John Trainer 107 McBurney Road has asked the board with help regarding a dumpster near his driveway. He has asked his neighbor several times to move the dumpster, as he has a hard time getting in and out of his driveway. The neighbor has not been responsive. This dumpster is not on the neighbor's property, even though he is the contracted party for the dumpster.

Jodi and the board are going to follow up with code enforcement to see if there is anything we can do regarding this issue.

Vince Kroesen 336 N Main Street has an issue with water runoff on Glass Alley. The runoff is causing water issues for himself and the neighbor. He has asked the board if they are able to help remedy this issue.

Unfortunately, this part of Glass Alley is a private roadway. Chartiers Township does not maintain private alleys. The board suggested Mr. Kroesen work with the neighbor to fix the wedge curb to help water runoff in that area.

Mr. Kroesen is happy to fix this item. He wanted to make sure it was permitted before starting the work.

Becky Washabaugh 160 Meddings Road is having issues with water run off on their property. They did not have issues prior to rock being installed by the Township, near her property. She presented pictures to the board and asked for their assistance remedying this issue.

Jen Slagle and Ed Jeffries have been out at the property. They will go back out to investigate as soon as we have more rain to properly investigate this issue.

#### **DEVELOPERS TIME**

1. A motion was made by Mr. Wise and seconded by Mr. Shober to reapprove the Boyce-Pacewicz Minor Subdivision for recording purposes only, subject to the same terms and conditions as the original approval dated June 27, 2023. All Supervisors voted yes. The motion carried 2-0.
2. Public Hearing Central Christian Academy Temporary Structure Conditional Use

**The regular board of supervisors meeting was adjourned at 6:16 pm into the public hearing on the temporary structure conditional use application for Central Christian Academy at 145 McGovern Road.**

Ms. Slagle entered the following into the record:

Chartiers Township Board of Supervisors Meeting July 23, 2024, Public Hearing Record Conditional Use Hearing for Temporary Trailers conditional use at 145 McGovern Road, application made by Central Christian Academy. Please note that the Township enters the following items into the record: • Conditional use application and narrative received June 12, 2024 and received by the Township on June 21, 2024 • Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning" • Proof of publication for the Public Notices for this hearing as printed in the Observer Reporter on July 9, 2024 and July 16, 2024 • The neighboring property owner public notice letters, mailing list, and map dated July 10, 2024 • Photos of property Posting dated July 15, 2024 • Township Review Letter dated July 11, 2024 • Planning Commission meeting of July 16, 2024 recommending approval of the proposed Temporary Trailers for educational purposes

Randy McCray spoke on behalf of CCA. They are seeking approval for temporary trailers. The growth of the school has maxed out their current space. They are in need of 2 additional classrooms at this time. They are contracted with Haze Design Group and are planning on expanding CCA in the future. These trailers would help alleviate the need for classrooms while they are working on the expansion.

The board has a few concerns regarding the temporary structures. One of the concerns is holding tanks and the amount of time the structures will be in place.

Randy confirmed the holding tanks will be under the temporary structure so they will not cause an eye sore for the community. These structures will only be in place long enough to expand the school.

The board will require an annual renewal for the temporary structures and require CCA to make progress in the plans and expansion for the school.

**The public hearing was adjourned into the regular board of supervisors meeting at 6:28 pm.**

3. A motion was made by Mr. Wise and seconded by Mr. Shober to approve with conditions, the Conditional Use Application from Central Christian Academy for a temporary structure for temporary modular classrooms in the R-2 Zoning District at 145 McGovern Road, Houston, PA 15342 also known as Washington County Parcel ID 170-016-07-03-0045-00 in accordance with §350-51 J.48., Conditional Uses, of the Chartiers Township Code of Ordinances, Zoning. CCA is required to have a yearly annual zoning review as a condition. All Supervisors voted yes. The motion carried 2-0.
4. Public Hearing Rezoning Request for 501 Western Avenue

**The regular board of supervisors meeting was adjourned into the Chartiers Township Board of Supervisors on ordinance No. 411, Amending Chapter 350 of the Chartiers Township Code to Rezone a portion of the subject property 501 Western Ave.**

Ms. Slagle entered the following items into the record:

Parcel 170-007-00-00-0029-02 Rezoning R-2 to I-1 501 Western Avenue Please note that the Township enters the following items into the record: • Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning" • Chartiers Township Comprehensive Plan adopted January 25, 2022 • Public Notices for this hearing as printed in the Observer Reporter on July 9, 2024 and July 16, 2024 • Transmittals of the draft ordinance to the Observer Reporter and Washington County Law Library dated June 26, 2024 • Property posting pictures dated July 15, 2024 • The neighboring property owner public notice letter, map and mailing list dated June 26, 2024 • Washington County Planning Commission Letter dated June 27, 2024 • Planning Commission Minutes of July 16, 2024 recommending the draft ordinance • Map of area to be rezoned.

The Township is asking for rezoning to reflect I-1. The parcel located in the center was improperly zoned as R-2. This parcel should be uniform with the neighboring I-1 parcels.

Donna Bird-Casper 340 Western Ave stated it sounds logical to make the property uniform.

**The public hearing was adjourned into the regular board of supervisors meeting at 6:34 pm.**

5. A motion was made by Mr. Wise and seconded by Mr. Shober to approve the rezoning request of Alumicore Properties, LLC to rezone a certain portion of 501 Western Avenue, Canonsburg, 15317 also known as Washington County Parcel No. 170-007-00-00-0029-02 from R-2, Residential to I-1, Industrial and adopt Ordinance No. 411, accordingly. All Supervisors voted yes. The motion carried 2-0.
6. Public Hearing Conditional Use Application of Alumicore for Heavy Manufacturing at 501 Western Avenue.

**The regular board of supervisors meeting was adjourned at 6:35 pm into the public hearing on the heavy manufacturing conditional use application for Alumicore Properties, LLC at 501 Western Ave.**

Ms. Slagle entered the following items into the record:

Chartiers Township Board of Supervisors Meeting July 23, 2024 Public Hearing Record Conditional Use Hearing for the Heavy Manufacturing Conditional use at 501 Western Avenue for Alumicore Properties, LLC Please note that the Township enters the following items into the record: • Conditional use application and narrative dated June 28, 2024 and received by the Township on July 1, 2024 • Chapter 350 of the Chartiers Township Code of Ordinances, "Zoning" • Proof of publication for the Public Notices for this hearing as printed in the Observer Reporter on July 9, 2024 and July 16, 2024 • The neighboring property owner public notice letters, mailing list, and map dated July 12, 2024 • Photos of property Posting dated July 15, 2024 • Township Review Letter dated July 10, 2024 • Planning Commission meeting of July 16, 2024 recommending approval of the proposed Heavy Manufacturing Use.

Stewart Gall Spoke on Behalf of Alumicore Properties, LLC. He went over items regarding the reasoning for this application and believes this business meets all the criteria for approval.

Donna Bird-Casper 340 Western Ave asked about noise, traffic, and if they will be a 24/7 operation.

John Dzikowski 303 Western Ave asked if Alumicore planned on expanding to the East of the property, has concerns on speeding, traffic, and asked about health concerns related to this industry.

Molly Metts 305 Western Ave is concerned about traffic and speeding.

Zachary Simpson 218 4<sup>th</sup> Street asked if Alumicore was currently using their facility in Monessen and if there are any plans for expansion to the facility on Western Ave.

Alumicore responded to the residents' concerns. This company is regulated by the DEP and have state requirements. They have daily logs that will be submitted. Their truck drivers are DOT certified drivers. They are regulated and the decibels for noise at this facility are minimal. Their current facility in Monessen has not received complaints on any of these items. They plan on being a good neighbor to the community and have a 5-year plan for this facility. Part of their Monessen industry will be moving to the Western Ave location. They do not plan on expanding outside of their current property anytime soon.

The board of supervisors will investigate the current speeding situation. This is a state road, and is regulated by PennDOT. PennDOT increased the speed limit on Western from 25 to 35 mph. They will investigate this item further.

**The public hearing was adjourned at 7:03 pm into the regular board of supervisors meeting.**

7. A motion was made by Mr. Wise and seconded by Mr. Shober to approve with conditions the Conditional use request from Alumicore Properties, LLC for a Heavy Manufacturing use in the I-1, Industrial Zoning District located at 501 Western Avenue, Canonsburg, PA 15317 also known as Washington County Parcel No. 170-007-00-00-0029-02 in accordance with §350-51., Conditional Uses, of the Chartiers, Township Code of Ordinances, Zoning. All Supervisors voted yes. The motion carried 2-0.

**APPROVAL OF MINUTES**

A motion was made by Mr. Wise and seconded by Mr. Shober to approve the minutes for the Regular meetings of June 11, 2024, and June 25, 2024, as amended. All Supervisors voted yes. The motion carried 2-0.

**SUPERVISOR REPORTS:**

Mr. Wise and Mr. Shober attended the second meeting on Public Sewage for Western Ave. This is very preliminary, but the board is hopeful in the future, public sewer will be installed on Western Ave.

**OLD BUSINESS:**

1. A motion was made by Mr. Wise and seconded by Mr. Shober to amend the Chartiers Township Community Center Rental fees and amend Resolution R-2-

2024, accordingly as recommended by the Parks and Recreation Director and Township Manager. All Supervisor's voted yes. The motion carried 2-0.

**NEW BUSINESS:**

1. A motion was made by Mr. Wise and seconded by Mr. Shober to approve the request for up to two deduct meter from Kathleen Norton for 101 Ivy Court. All Supervisors voted yes. The motion carried 2-0.
2. A motion was made by Mr. Wise and seconded by Mr. Shober to approve the request for a deduct meter from Greg Mancini for 30 Saddle Drive. All Supervisors voted yes. The motion carried 2-0.
3. A motion was made by Mr. Wise and seconded by Mr. Shober to approve the request for a deduct meter from Marcus Piatt for 100 Piatt Estates Drive. All Supervisors voted yes. The motion carried 2-0.
4. A motion was made by Mr. Wise and seconded by Mr. Shober to authorize payment of invoices indicated on the attached listing. Invoices to be paid are posted on the bulletin board for review.

Act 13 Impact Fee: \$2,000.00; Capital Reserve Fund: \$108.00; Comm. Center Fund: \$100.00; Eng. Rev. Escrow account: \$8,503.00; Fire Tax Fund: \$1,546.00; General Fund: \$45,334.94; Liquid Fuels Fund: \$5,904.00; Local Services Tax Fund: \$1,339.18; Payroll Fund: \$3,671.73 Sewer Fund: \$6,042.93

All Supervisors voted yes. The motion carried 2-0.

**DISCUSSION ITEMS:**

1. 2024 Sewer Rehab -Ms. Slagle reviewed the footage. She has a meeting to go over this item with Gateway.
2. 2024 Road Program-Gateway is working on the punch list. We need rain before the list can be finalized.
3. Barnickel and Country Club -No New Updates.
4. WEWJA Items
  - a. Arden Pump Station-Continuing to pursue options with Gateway.
  - b. Arden Mines Sewage Project-Waiting on approval.
  - c. WEWJA Area 537 Presentation of Draft-No New Updates.
5. Piatt Estates - Punch List Status-No New Updates.
6. Western Avenue Sewer Project-There seems to be a lot of interest from stakeholders. The township is in the preliminary stages.

7. Sewer Trailer/Camera-Ms. Slagle gave the board a summary. There is no immediate urgency on this item. The township will take the time needed to review this item to make sure the camera that best suits the townships needs, is purchased.
8. Stop Sign Requests-The township has not had a response from PennDOT. Gateway is going to perform the review.
  - a. Summit Circle
  - b. McGovern and Parker
  - c. Washington Trails and Kings
9. Parks and Recreation Opportunities
  - a. Community Rental Rate Revisions-This item was approved by the board this evening.
  - b. Online Recreation Software-Angela is currently updating the website.
  - c. Pickleball Courts-This item is moving forward.
10. 2024 Bond/capital projects-Bond rates are lower than current interest rates. The board will discuss any projects / purchases that may be made by borrowing against the bond.
11. Grants
  - a. Dirt and Gravel Road:  
*A motion was made by Mr. Wise and seconded by Mr. Shober to authorize the Township Manager to submit a Dirt and Gravel Road Grant Application for Arnold Avenue in the amount of \$156,902.50. All Supervisors voted yes. The motion carried 2-0.*
  - b. 2025 LSA-This has not been posted on the webpage yet. The township is eligible for this grant. Jodi has asked the board to brainstorm and let her know what projects they would like to apply for.
12. Fall Dates  
*A motion as made by Mr. Wise and seconded by Mr. Shober to approve the following fall dates:*
  - a. Electronics Recycling: Monday October 7
  - b. Trick or Treat: Thursday, October 31<sup>st</sup> 6 pm – 7:30 pm
  - c. Leaf Collection: The following Mondays:
    - i November 4
    - ii November 12 (*Tuesday due to the Veteran's Day Holiday*)
    - iii November 18
    - iv November 25
    - v December 2 (if necessary)*All Supervisors voted yes. The motion carried 2-0.*
13. Sign repair-Jodi received a quote from H/R Signs to restore the signage in front of the township building.

A motion was made by Mr. Wise and seconded by Mr. Shober to authorize H/R Signs to restore the signage on the township sign in the amount of \$1,725.00. All Supervisors voted yes. The motion carried 2-0.

14. Local Government Academy Intern, Matt Thomas, Project Presentation

Mathew Thomas the township intern went over a report he put together on Chartiers Township. He has updated our current GIS tracker with important information on township properties. He has had a great experience working for the township and thanked the board and staff.

Facilitating these updates in GIS, will make the townships searches more efficient.

**PUBLIC COMMENT:**

**AJDOURN:**

Time: 7:43 pm

Jamie Rozzo – Recording Secretary

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Secretary, Frank Wise Jr