

ROSS TOWNSHIP SUPERVISORS MEETING

June 1, 2026

The Ross Township Supervisors Meeting was called to order on June 1, 2026, at 6 pm. The meeting was held at the Township Municipal Building.

In attendance were Chairman David Shay, Vice Chairman Gregory Gill and Supervisor Randy Detrick. Attorney Ricky Santee, Recording Secretary Karen Orlando, and members of the public were also in attendance.

OPEN TO PUBLIC:

Howard Beers, Chairman of the Planning Committee, presented the proposed CJERP land-use map and advised that a Public Meeting to approve the Regional Comprehensive Plan for Chestnuthill, Jackson, Eldred, Ross, and Polk Townships is scheduled for July 23 at 7:00 p.m. at the Jackson Township Building. He stated that the plan is advisory and that at least two Supervisors must attend to vote on the regional plan.

Residents, including Joanne Aruta and Martha Rezeli, raised concerns about how the proposed map labels portions of the Old Route 115 corridor and whether approval of the regional plan could affect existing Ross Township zoning, including Village Commercial protections and recent Solar Farm and Data Center ordinance changes.

Chairman David Shay, Vice Chairman Gregory Gill, and Solicitor Ricky Santee clarified that the Comprehensive Plan is advisory only and does not amend Ross Township zoning. Any future zoning-map or district change would require separate Board action, notice to affected property owners, and a public hearing. The Board also noted that Ross Township has previously declined CJERP recommendations it did not consider appropriate for the Township.

Martha Rezeli, on behalf of the Ross Township Historical Society, announced that the Ross Township Museum will be open June 13 from 11:00 a.m. to 3:00 p.m., that the Society will participate in the July 2-4 West End Fairgrounds event, and that an Antiques Roadshow is planned for September 27.

Gary Embich, artist of the America 250 PA Keystone, discussed options for producing a duplicate sign so the Township could display the original and have a portable replica that could be moved as needed. Cost estimates discussed included approximately \$285 from Simplex Signs and approximately \$380 from Bay Image, with Polk Township having obtained two similar signs for \$750 from Jet Signs.

MINUTES REVIEW:

A **motion** to approve the minutes of May 4, 2026, was made by Supervisor Randy Detrick and seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

TREASURER REPORT:

A **motion** to accept the Treasurer's Report was made by Vice Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

PLANS:

OLD BUSINESS:

1. *Dempsey and Unifirst uniform contracts.*

Attorney Ricky Santee reported that he has contacted both uniform vendors and is continuing efforts to reduce the contract buyout amounts. The matter remains under review.

NEW BUSINESS:

1. *Any updates/comments from the Supervisors*

Vice Chairman Gregory Gill reported that new chairs arrived for the Township Conference Room at no additional cost to residents and announced that Ross Township will resurface Meixsell Valley Road.

2. *"CJERP Comprehensive Plan Update" – Authorize James Fareri, Esq. to schedule and advertise the Public Hearing.*

Motion to authorize James Fareri, Esq. to schedule and advertise a Public Hearing on the CJERP Regional Plan was made by Vice Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

An additional motion to recommend to CJERP to extend the Old Route 115 corridor area on the map to be Village Commercial versus General Commercial was made by Supervisor Randy Detrick and seconded by Vice Chairman Gregory Gill. The motion carried 3-0.

Chairman David Shay directed that the above recommendation be submitted in a letter to CJERP prior to the July 23 meeting.

3. *Zoning Ordinance Amendment – one principal use limitation.*

Attorney Ricky Santee presented a draft amendment to Section 801B that would limit residential-district properties to one principal use and one principal building, while leaving current commercial-district treatment in place.

After discussion, including Supervisor Randy Detrick's request for additional time to review the proposal, the Board voted to submit the draft to the Planning Commission for comment and review. The **motion**, made by Vice Chairman Gregory Gill and seconded by Chairman David Shay, carried 2-1.

4. *PC Meeting absences – Policy Statement.*

Chairman David Shay recommended a formal attendance policy for Planning Commission members after noting repeated recent absences by new members. The proposed standard allows up to three missed meetings within a rolling 12-month period.

The Board adopted the Planning Commission attendance policy allowing up to three missed meetings in a rolling 12-month period. The **motion** was made by Supervisor Randy Detrick, seconded by Vice Chairman Gregory Gill, and carried 3-0.

5. *Township Field Cutting.*

Vice Chairman Gregory Gill reported that Blair Meixsell will continue cutting and replanting the Township field. Chairman David Shay emphasized that, because the property was purchased with County funds, its use must remain personal only and may not generate financial gain.

Motion for Blair Meixsell to continue cutting and planting the Township Field, with the understanding that the use is strictly personal and that no financial gain may be derived from it, was made by Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

6. *Haney House Lease/Tenant.*

Chairman David Shay reported that the Haney House tenant remains in breach of the lease due to unpaid rent, utilities, and related issues, and advised that the lease permits termination upon default.

Motion to terminate the lease based upon the tenant's breach was made by Vice Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

An amended motion was made to permit the tenant a period of ten (10) days, following service of notice the next day, within which to vacate the property. In the event the tenant fails to vacate within that ten (10) day period, the Solicitor is authorized to initiate proceedings as necessary under the lease to remove the tenant based upon breach of the lease. The amended motion was made by Vice Chairman Gregory Gill and seconded by Supervisor Randy Detrick. The motion carried 3-0.

7. *Update on the Secretary/Treasurer Position.*

Chairman David Shay stated that the Township must have a Secretary/Treasurer who is bonded and that the position has remained unfilled in that capacity since the beginning of the year. He recommended advertising the position to identify a qualified candidate.

Supervisor Randy Detrick mentioned that if Melissa were no longer in the office, the Township would lose a significant degree of organization and commended her work in maintaining office records and the filing system. Randy suggested considering whether a Supervisor could obtain bonding to perform the required duties, while Chairman Shay and Vice Chairman Gregory Gill concluded that advertising remained the most practical next step.

During public comment, Joanne Aruta asked whether the position itself could be bonded; the Board responded that the bonding applies to the individual. The Board voted to advertise for Secretary/Treasurer.

The **motion** was made by Vice Chairman Gregory Gill, seconded by Chairman David Shay, and carried 2-1, with Supervisor Randy Detrick opposed.

8. *Gateway Industrial – Sewage Facilities Planning Module – Component 2 – Technical Deficiencies Response.*

Marty Smith, Jr. of Pany & Lanz Engineering, on behalf of Gateway Industrial, requested Township authorization to forward a technical-deficiency response package to DEP in connection with the project's Sewage Facilities Planning Module submission. He advised that DEP granted a 60-day extension and that the project would be returned to the Planning Commission following DEP review.

Chairman David Shay confirmed that the request was limited to authorizing transmittal of the response package to DEP for continued review and did not constitute project approval.

The Board authorized submission of the form to DEP for review. The **motion** was made by Supervisor Randy Detrick, seconded by Vice Chairman Gregory Gill, and carried 3-0.

EVENTS:

1. The Township Building is closed on Friday, July 3 in observance of the Fourth of July.

ROAD FOREMAN REPORT:

Road Foreman Ethan Brewer reported that he had no updates.

CORRESPONDENCE:

Monthly correspondence consisted of emails transmitted to the Supervisors and compiled in a folder for review.

RECEIPTS & EXPENDITURES:

The Board approved paying the bills. The **motion** was made by Vice Chairman Gregory Gill, seconded by Supervisor Randy Detrick, and carried 3-0.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:40 p.m. The **motion** to adjourn was made by Supervisor Randy Detrick, seconded by Vice Chairman Gregory Gill, and carried 3-0.

Respectfully Submitted,

Karen Orlando
Recording Secretary