

JEFFERSON TOWNSHIP

REGULAR MEETING

September 14, 2020

CALL TO ORDER:

The regular meeting of the Jefferson Township Board of Supervisors, held at the municipal building at 157 Great Belt Rd., Butler, PA, was called to order by Chairman John Cypher at 7:03 P.M. on Sept. 14, 2020. All rose to pledge the flag.

ROLL CALL:

Those present were Chairman John Cypher, Vice-Chair. Lois Rankin, Supervisor Braden Beblo, Manager Leo J. Rosenbauer, III, Sec/Treas. Lois Fennell and Attorney Matt Marshall.

ANNOUNCEMENTS:

The Supervisors met just prior to the start of this meeting, in executive session with Attorney Marshall to discuss potential litigation and personnel matters.

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

MINUTES:

John Cypher *moved* to approve the August 10, 2020 regular meeting minutes as written and distributed. *Seconded* by Lois Rankin. All agreed/*motion carried*.

FINANCIAL:

Bills paid between the Aug. 10th and the Sept. 14, 2020 meetings totaled \$546,528.01 which includes payments for the chip seal project and the drainage portion of the Bonniebrook Rd. project. Bills presented for payment from the General Fund this evening totaled \$11,268.14. No bills were presented from the State Fund. The total of all funds after payment of the bills reported is \$1,180,007.95. John Cypher *moved* to pay the bills plus any regular bills that may become due prior to the Oct. 12, 2020 meeting. *Seconded* by Braden Beblo. All agreed and *motion carried*.

PUBLIC BUSINESS OR COMMENT: None.

RECREATION COMMITTEE:

The Recreation Committee chairman, Brian Patten, reported on their meeting on Sept. 2, 2020. All of the associations (Baseball, Softball, and Soccer) have Fall Ball planned. The Pool is being used by the YMCA for the month of September.

Action Items: Dumpster removals should be scheduled per dates provided. The pool cover and chairs should be returned to the pool from storage at the township on or about 10/1/20.

ROAD REPORT:

John Cypher read the Road Report as submitted. The double seal coat has been completed; the roads were swept; and all "fresh oil/travel at own risk" signs have been removed. Road edges were patched along Great Belt, Rennick and O'Hara Roads. The road edges of Bonniebrook Rd. will be patched before the end of September. Several repairs on Bonniebrook were made by the road crew (BOVA clean-up) included adjusting water flow to catch basins, installing rip rap, and debris clean-up, etc. Topsoil and seed placed on road edges along the Waddingham property and a portion of the Schnur property road edge; this topsoil was reclaimed from berming this year. The Sweepster broom parts are in and the road crew will install and reassemble. The 3rd berm mowing has been completed and all the boom mowing has been done. There were several callouts at the end of August due to downed trees from recent storms. Six dead and dying trees need to be removed at the park between the Deaner Gazebo and Hannahstown Rd. this fall or possible winter. Downed trees had to be removed from the walking trail; several minor wash outs will be repaired on the trail in the next couple of weeks.

PennEnergy placed 2” of Superpave on Golden City Rd. from Victory Rd. to the well pad. They also backed the road shoulders up with 2A limestone. Some wash outs will be corrected in Sept. by the road crew. The road crew hopes to do some crack sealing and work on some drainage issues in the next two months. The leaf blower was delivered and it is ready for fall. The road crew will continue equipment maintenance as needed. Leo Rosenbauer noted that 24” concrete pipe needs replaced on O’Hara Rd. It will be increased to at least 36” but would cost \$1,100 more to go up to 48” pipe. The decision does not have to be made until early 2021 after more research and discussion. The road crew continues to receive compliments on the road maintenance! Thank you, road crew, for all you do!

PLANNING COMMISSION:

Leo Rosenbauer, P.C. Chairman, reported on the Planning Commission meeting on August 17, 2020. Stan Graff submitted the G.E. Waechter Estate Plan Subdivision plan on Heller Rd. The property is 88.41 acres. The County asked for a subdivision because although each parcel is ‘separate’ they are currently on the same tax card. Parcel A is 24.90 acres; Parcel B is 51.56 acres; and Parcel C is 11.95 acres. All presented with ‘non-building’ waiver. All three are vacant with frontage on Heller Rd. The P.C. voted to recommend approval of the G. E. Waechter Subdivision Plan with a waiver for Chap. 22 Parts 5 and 7 to ‘not’ have to include contours, topography, watercourses and rights-of-way on the plan and contingent upon County Planning Review. The Supervisors reviewed the plan. The waiver letter and the County review letter were submitted. *Motion* by John Cypher to approve the G. E. Waechter Estate Plan Subdivision. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Stan Graff submitted the Thoma’s Meat Market Land Development for Brian and Timothy Thoma for a proposed addition to the commercial structure. After some discussion, Brian agreed that he would like the shelter from the 2008 land development to be included on this land development ‘for renewal’ (since the 2008 land development expired in 2013.) The P.C. voted to recommend approval of the Thoma’s Meat Market No. 2 Land Development contingent upon 1) County planning approval; 2) addition of utilities and rights-of-way to the plan; and 3) identifying existing impervious areas and 4) clarification (re-labeling) of previously proposed shelter addition. These 4 contingencies have been met. The Supervisors reviewed the plan. John Cypher *moved* to approve the Thoma’s Meat Market No. 2 Land Development as revised and **contingent** upon the roof drain lines being shown on the plan (prior to it being signed and recorded). *Seconded* by Braden Beblo. All agreed and *motion carried*.

Chairman Rosenbauer noted that NO other information has been received on the requested modification for a proposed garage at 144 Blakely Rd. by Michael and Barbara Kesler. In July, the P.C. had tabled the decision until the property line is established. At the Aug. 17th meeting, the P.C. voted to deny the modification request for the proposed garage due to possible inadequate access to the rear of the property and failure to submit clarification on the property line location. At the Supervisors’ Sept. 14th meeting, John Cypher *moved* to reject the Kesler’s incomplete submission of the modification request for the proposed garage, thus denying the modification. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Michael & Melissa Walewski, 664 Mushrush Rd. submitted a side set-back modification request to build a proposed carport/shed only 3 ft. from the property line. A notarized letter of permission from Matt & Brittany Prentice was attached. They are replacing an old lean-to storage/shed. The ‘elevated’ 24’ x 35’ carport/shed is proposed to be in the same location. The P.C. discussed with them the need to increase the set-back since the slope and possible future fill will infringe into the neighbor’s property. After some discussion, the P.C. voted to recommend approval of a conditional 12 ft. set-back (or 13 ft. modification) only, pending revision of the modification form to be signed or initialed by the applicant. The Supervisors reviewed the application. *Motion* by John Cypher to approve the 13 ft. modification (for a 12 ft. side set-back) for the Walewski’s proposed carport/shed. *Seconded* by Braden Beblo. All agreed and *motion carried*.

C. J. (Charleton) Namachar, 106 Ginger Lane (off Saxonburg Rd.) submitted a modification request for the front set-back for a proposed garage to be 40 ft. (instead of the required 50 ft.). This is a flag lot; a notarized letter of permission was attached from the neighbor (Lauster). Chairman Rosenbauer said Mr. Namachar had asked for a larger modification, but in order to provide for the ‘minimum modification necessary’ per the ordinance, the request was changed to 10 ft. It cannot be located on the other side of the house due to the

PLANNING COMMISSION, cont.:

location of septic and well. The P.C. voted to recommend approval of a 10 ft. modification (for a 40' front set-back). After some discussion, John Cypher *moved* to approve the 10 ft. modification (for a 40 ft. front set-back) for C. J. Namachar's proposed garage. *Seconded* by Lois Rankin. All agreed and *motion carried*.

The P.C. reviewed the modification request submitted by Michael Hook and his mother Aleta Hook (Hook's Garage) at 738 North Pike Rd. A 'lean-to' has already been built (and nearly completed) without a building permit. It is 20' x 53' and the wall is not attached to the existing building, but the roof is proposed to extend over attaching the roof from the new section to the old building. It is proposed at 5 ft. 6" from James Hollobaugh property; a notarized letter of permission was attached. It was reported to the P.C. that Attorney Marshall recommended that a land development be presented in conjunction with the modification request and noted several other issues: **a)** built without a permit; **b)** it is 'commercial' (per PAUCC); **c)** the set-backs increase to 40' side and 60' back property lines for 'other than single family or duplex' construction'; **d)** the Township has the right to ask for removal of the non-permitted structure. Mr. Hook was informed to cease construction and submit a Land Development including all corresponding requirements. Mr. Hook indicated that he was willing to go through the land development process. The P.C. voted to recommend denial of the modification request as presented due to not conforming with township ordinances. Mr. Rosenbauer reported that Mr. Hook has **not** presented any plans for land development. *Motion* by John Cypher to deny the Hooks' modification request as presented without prejudice. A land development would be required should Michael and Aleta Hook decide to proceed. *Seconded* by Lois Rankin. All agreed and *motion carried*.

Mr. Alex Whisler, 231 Hannahstown Rd. submitted a modification request to build a 12' x 16' shed, which was already installed without a permit; this unpermitted shed was discovered by Mr. Rosenbauer when Mr. Whisler applied for a deck permit. The shed is 'on skids' and located only 15 ft. from the side property line. A notarized letter of permission from Daniel Nowicki was attached. The P.C. voted to recommend denial of the modification because the shed ('on skids') could be moved to abide by the 25 ft. set-back (plus there appeared to be no real hardship). *Motion* by John Cypher to deny the modification request from Alex Whisler for the shed set-back. *Seconded* by Lois Rankin. All agreed and *motion carried*.

The P.C. reviewed the revised Burning Ordinance subsequent to corrections made by Supervisor Cypher. The P.C. discussed and agreed to request that wording be inserted to require residents to 'notify' the fire department if 'open burning' is planned. Mr. Rosenbauer informed the Supervisors that the fire company said the procedure was to notify 9-1-1 and Steve Bicehouse (911-Emergency Services) confirmed this procedure. Supervisor Cypher has some editorial corrections to make before having the attorney review it.

Supervisor Rankin commented that, as discussed at the Aug. 17th P.C. meeting, 'strict adherence to the two-week submission deadline (prior to the Planning Meeting) for plans and modifications' is a good idea and this should be noted in the 'newsletter'.

UNFINISHED BUSINESS:

The revised Burning Ordinance was discussed under the Planning Commission report.

Motion by John Cypher to authorize and sign the 2020 Cooperation Agreement between the County of Butler and Jefferson Township for the County to administer the 2020 CDBG funding and to sign the contract with the County. *Seconded* by Lois Rankin. All agreed and *motion carried*.

NEW BUSINESS:

After some discussion, John Cypher *moved* to adopt the revised Right to Know Policy Resolution #460 (old #284) to state that 'anonymous requests are unacceptable' and to remove language that we 'assign tracking numbers.' *Seconded* by Lois Rankin. All agreed and *motion carried*.

Manager Rosenbauer noted that Summit Township contacted him about Trick or Treat. After some discussion, Lois Rankin *moved* to set the date for Oct. 31st from 6 PM to 8 PM at residents' own discretion. *Seconded* by Braden Beblo. All agreed and *motion carried*.

MISC. BUSINESS:

Supervisor Rankin reported that the Butler County Association of Township Officials has cancelled the 2020 Safety Day and the Fall Convention due the COVID19 restrictions.

ATTENDANCE:

Charleton Namachar, Michael & Melissa Walewski, William & Mandi Foertsch, Brian Patten, Jim Rankin, Evie Gross, and Stan Graff.

ADJOURN:

Motion by Lois Rankin to adjourn at 8:14 P.M. *Seconded* by John Cypher. All agreed and *motion carried*.

The next regular meeting is scheduled for Monday, Oct. 12, 2020 at 7 P.M. at the Township Building, 157 Great Belt Rd., Butler.

Respectfully submitted by Sec/Treas., Lois Fennell