

JEFFERSON TOWNSHIP

REGULAR MEETING

September 13, 2021

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 7:00 P.M. on Sept. 13, 2021. All rose to pledge the flag.

ROLL CALL:

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

ANNOUNCEMENT:

There was a brief executive session immediately after the August 9, 2021 meeting. There was also an executive session on August 25, 2021 at 1 PM regarding possible litigation on the Stoneybrook Land Development Plan (Phase II) which was attended by the three Supervisors, Kevin Miller, and the Township Manager. Mr. Rosenbauer reported that a new developer's agreement is needed. HRG, Inc. (Township Engineer) will be contacted to do an inspection and list the outstanding improvements needed for Basin #2.

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

MINUTES:

Motion by John Cypher to approve the minutes from the August 9, 2021 regular meeting as written and distributed. *Seconded* by Braden Beblo. All agreed and *motion carried*.

FINANCIAL:

John Cypher read the financial report as follows: Bills paid between the August 9th meeting and the Sept. 13, 2021 meeting totaled \$233,406.65 (this includes payment to Summit Township for the wearing course applied to Bonniebrook Rd.) Bills paid from the General Fund bills this evening totaled \$26,255.87. No bills were paid from the State Fund. The balance of all funds after payment of the bills presented totaled \$1,704,421.02. *Motion* by John Cypher to pay the bills presented and any others that come and are due prior to the Oct. 11, 2021 meeting. *Seconded* by Lois Rankin. All agreed and *motion carried*.

PUBLIC BUSINESS OR COMMENT:

Ann Coleman from Representative Marci Mustello's office was present to give a report and share some announcements. 1) Residents in her 11th District can apply for the property tax rebate through the end of 2021. 2) The State 'tax refunds' are still in process for taxpayers who are due a refund. 3) Their office is still working on unemployment issues including help regarding ID's, website access and issues, or non-payment issues. 4) They will hold a Veteran's Outreach on Nov. 3rd at the Lyndora Post 778 American Legion. J.O. Longo from Slippery Rock Borough will speak. 5) They can be contacted about a planned 'Cyber Bullying' course. 6) They held their first "Family Fun Night" last month. They are looking at moving future ones to various locations around her district. 7) They have been contacted and are looking into reviving a Future Farmer of America (FFA) Chapter for Youth in the Butler area via Vo-Tech; a certified Ag. Teacher is needed.

Michael A. and Michael T. Pintirsch (father and son) were here at the August meeting and came to get the Township's response regarding their 'driveway transition' onto Bonniebrook Rd. The road crew will try to adjust(massage) area to make it a smoother entry. It is 'on the schedule'.

RECREATION BOARD REPORT:

Brian Patten reported on the Sept. 1, 2021 Recreation Committee meeting.

Baseball – Fall Ball registration is open; season set for Aug. 28th through the end of October.

www.saxonburgbaseball.com

Pool - The pool closed on Sept. 6th (Labor Day). Leo Rosenbauer reported that the ‘pool study’ engineer from Minnesota will be meeting with Greg Bauer and Roger Cypher on Sept. 23rd. The pool cover needs to be delivered by the road crew by the 24th, so it can be installed over the weekend after that meeting. They are considering a mailing to season pass holders for input into the ‘pool study’.

www.sebcopool.com

Softball – The season is over. Fall Ball registration will then begin for ages 8U, 10U, 12U, 14U, 19U. This season will run to the end of October. www.sagsa.org

Soccer – Fall registration is open; season starts Sept. 1st through Oct. 31st. www.knochsoccer.org

Action Items: Pool study meeting’, delivery of pool cover and return of the pool chairs. It was noted that dumpster removals are all set-up with Vogel Disposal...all by Nov. 8th.

John Cypher thanked the committee for their work and planning. Brian noted that the committee will continue to discuss park maps and posting of park rules. Leo Rosenbauer said he is working on the park road name (*tentatively* “*Laura Doerr Drive*”), but noted that Butler Co. Emergency Services does not like breaking it up (i.e. east or west, etc.) Then we need to consider indicating the various areas (by number): pool, ball fields, soccer field, trail head, pavilions, etc.

ROAD REPORT:

John Cypher read the road report as submitted. The JD 6330 tractor needs 4 new tires. The front tires must be replaced, the rear tires could wait until spring. The tractor is needed for blowing leaves and installing snow fence in the fall. The Supervisors discussed the pricing received so far, but the manager expects prices from Elliott’s Tire Service as well. It was agreed to wait until all the prices and availability of the tires come in. Both front tires on the 2019 F550 4-door need to be replaced before inspection due by Sept. 30th. The manager was directed to get the best price and proceed.

More repairs to the boom mower had to be done during the 3rd mowing. A stone took out the right door window (\$300). Bushings and cylinder had to be replaced as well as welding up the main boom mount (\$325 plus road crew labor.) R.J. Hydraulics had to repair a cylinder. Garry Foertsch did some refabrication on the main arm support and the Township is very fortunate to have his talent!

A box and pipe have been installed at the Great Belt/Bonniebrook Rd. intersection by Shields Asphalt and the road foreman. The culvert pipe and box were replaced on Patterson Rd. by the road crew; the old metal pipe was rusted out.

There was significant discussion again about how to handle the water and icing issue at 220 Hannahstown Rd. Although there are 2 drainpipes coming from 2 houses that discharge onto the grass and there are other contributing factors to investigate, such as the removal of pine trees and excavation work done by an adjacent property. It was decided to get together to inspect the location later this month on a date to be determined.

The Scout Pavilion is now being rented out...Thanks to the work done by the road crew and for use of Bill and Rick’s pressure washers! The roof needs a temporary patch as well.

The manager submitted prices for the Golden City Bridge ‘scour repair’, subsequent to last month’s decision to ‘proceed in all haste’ to do the repairs. John Cypher *moved* to proceed to have Beblo Excavation, LLC complete the repairs for \$20,950. Lois Rankin *seconded*. Braden Beblo abstained and submitted a ‘conflict of interest abstention memorandum.

Lois Rankin inquired about the calls received regarding Rennick Rd. speed limit. The road crew was placing and replacing speed limit signs and weight limit signs. According to the township ordinance and speed study, Rennick Rd. is listed as 40 mph. Unfortunately, prior to this, one section was posted in error at 35 mph!

PLANNING COMMISSION:

Leo Rosenbauer (Planning Chairman) reported on the August 16, 2021 P.C. meeting. Stephen T. Puskas submitted a lot-line revision on his property at 221 Green Manor Drive. He has two long rectangular-shaped lots and he wants to combine them for proper building setbacks for a future proposed garage. Lot 1 is currently 2.286 acres and Lot 3 is currently 1.916 acres. Combined 'Revised Lot 1' will be 4.202 acres with house, septic, well and other outbuildings indicated on the plan. There is a stormwater clause noted on the plan. The P.C. voted to recommend approval of the Stephen T. Puskas Lot Line Revision as presented. The Supervisors reviewed the Puskas lot-line revision. *Motion* by Lois Rankin to approve the Stephen T. Puskas Lot-Line Revision at 221 Green Manor Dr. as presented. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Justin Thompson submitted a modification request for a garage, which has already been built without a permit, at 312 Cobham Lane. His submission included a sketch and notarized letter of permission from the neighbor (Aaron Timko) to be 13 ft. closer to his side property. Also existing are two sheds, a carport and an inground pool which were there when he purchased the house. The garage is 28 ft. length x 24 ft. width with a 6 ft. overhang (28' x 30' total). The stated hardship is the height of the existing garage doors and the existing placement of the house and shed. There was a lengthy discussion which included: Mr. Thompson thought he only needed a permit if the structure was 1,000 sq. ft. or more. It was explained that residents, no matter what municipality, should always check on what is required to build. Jefferson Township requires, per ordinance, a permit to build (a certificate) for structures between 100 sq. ft. and up, but only those 1,000 sq. ft. and greater are subject to the PA Uniform Construction Code. The owner was informed that the correct procedure is to request a modification before a building is constructed and to show an actual hardship (i.e. due to topography or location of well/septic.) Mr. Rosenbauer said the township could deny the modification and the building permit and require removal of the structure or re-location of the structure (with a permit.) It is not a right of the property owner to get a modification (before or after construction.) A motion to deny failed due to lack of a second; and subsequently the P.C. voted 5 to 2 to recommend approval of the modification request from Justin Thompson for the garage to be only 12 ft. from the side-property line. There was significant discussion this evening. The manager explained the township attorney's comments. Chairman Cypher expressed sympathy but stated that he cannot approve a modification as presented...the structure (built without a permit) would need to be moved, removed or reduced in size to meet the 25 ft. set-back (since no topography or location of well/septic 'hardship' was presented). The building permit application clearly states at the top "Instructions for obtaining a township review certificate and/or building permit", and at the end of #3 on page one it explains exceptions...that states that in those cases 'only the township review certificate' is required. *Motion* by John Cypher to deny the Thompson request for a modification on the basis that the owner failed to prove a hardship and the garage was built (without a permit) inside the set-back area. *Seconded* by Lois Rankin. All agreed and *motion carried*.

In regard to the discussion last month about posting of agendas, Dan Driscoll asked if the Planning Commission can 'adopt' the agenda at the beginning of their meetings (this would be according to Roberts Rules of Order.) Chairman Rosenbauer checked with the Township Attorney, and he said this is not necessary.

Leo Rosenbauer mentioned a practice used by another municipality to keep the file of 'outstanding' building permits to a minimum. They require a 'deposit' along with the building permit fees, which is refundable' if the permit is completed (with a Final and/or a Certificate of Occupancy). It would be 'non-refundable' if the permit is NOT completed and expires. It is something to consider along with the 'modification application fee' proposed earlier this year. Mr. Rosenbauer told the Supervisors he was thinking about at least \$100 that could potentially be refunded with a final inspection and/or Cert. of Occupancy issuance. This practice will take 'additional record keeping'!

Lois Rankin asked Mr. Rosenbauer about the 'missing mobile home' on Saxonburg Rd. He responded that the tax collector did issue a tax certificate for the property but did not realize that the PAUCC requires a 'demo permit' for all structure removals. He is to further correspond with her to make sure this does not happen again.

UNFINISHED BUSINESS:

Tree trimming quotes were obtained since the last meeting for Oak May, Douglas, and Alana Drives. Stephenson's Tree & Landscaping Service quote was \$10,800. Cutting Edge Tree Service and Landscaping quote was \$4,500.00. *Motion* by Lois Rankin to award the job to Cutting Edge Tree Service for \$4,500. *Seconded* by Braden Beblo. All agreed and *motion carried*.

NEW BUSINESS:

The Supervisors reviewed the "Financial Requirement and Minimum Municipal Obligation Budget for 2022" provided by Thomas J. Anderson & Associates. *Motion* by John Cypher to approve the amount of \$18,900 to be included in the 2022 Jefferson Township Budget. *Seconded* by Lois Rankin. All agreed and *motion carried*.

MISC. BUSINESS:

The Township received notice from Civil & Environmental Consultants, Inc. that PennEnergy Resources is applying to DEP for coverage for a Permit to Drill & Operate an Unconventional Well (2H,3H,4H,5H,6H&7H) – located off Ekastown Rd. in Buffalo Township.

The Township received an email from Michelle Lesniak, Library Director, reporting on activities and a 'summary' of their trustees meeting on Aug. 11, 2021. Go to www.southbutlerlibrary.org for more information.

Supervisor Rankin noted that several other townships are already posting their "Trick or Treat" notice. Jefferson Township's will remain at Oct. 31st (on Halloween) from 6 to 8 PM.

Lois Rankin reported that the Butler County Association of Township Officials is planning a full day Fall Convention on Thursday, Oct. 28th. Township officials are invited as usual for a registration fee.

ATTENDANCE:

Michael A. & Michael T. Pintirsch, Ann Coleman, Evie Gross, Brian Patten, Justin Thompson, Tim Riemer and Stephen Puskas,

ADJOURN:

Motion by John Cypher to adjourn at 9:120 PM. *Seconded* by Lois Rankin. All agreed and *motion carried*.

NEXT MEETING:

The next regular meeting will be Monday, Oct. 11, 2021 at 7 P.M. at the municipal building.