

Union Township Board of Supervisors  
Jaki Re-Zoning Request Continued Hearing  
May 12, 2014

The Board of Supervisors Meeting was called to order by Chairperson Andrew Tullai at 6:03 p.m. The meeting was held at the Union Township Municipal Building, 3904 Finleyville-Elrama Road, Finleyville, PA. The pledge of allegiance was recited.

Board Members in Attendance by roll call were Stephen Parish, Larry Spahr, Andrew Tullai, Brenda Cushey, and Charles Trax. Also in attendance, Dennis Makel—Solicitor, Debra Nigon—Secretary, Peter Grieb—Code Enforcement Officer and Harold Ivery—Building Code Official,

Mr. Tullai updated attendees on the status of the hearing and said that the meeting had been continued from March 19, 2014, upon request of a survey showing the metes and bounds of the property to be rezoned.

Mr. Makel said that on page 54 of the hearing transcript, it was stated that a survey was needed to show what was being requested to be re-zoned. Mr. Makel said that last week a survey was provided to the Board, labeled by Mounts Engineering, and dated April 24, 2014.

Mr. Jaki was sworn in. He said that he had no further questions.

**Motion** to enter into the evidence the survey by Mounts Engineering dated April 24, 2014, as Exhibit I.

Motion by Steve Parish, Second by Larry Spahr

Roll call vote: Parish-yes, Spahr-yes, Tullai-yes, Cushey-yes, Trax-yes. Motion carried.

A letter dated May 6, 2014, from the Township Engineer correcting a typographical error in his original recommendation letter was reviewed by the solicitor.

**Motion** to enter the corrected letter from the Township Engineer, Carl DeiCas, recommending the zoning change request, as Exhibit J.

Motion by Larry Spahr, Second by Brenda Cushey

Roll call vote: Parish-yes, Spahr-yes, Tullai-yes, Cushey-yes, Trax-yes. Motion carried.

**Motion** to enter into the evidence as Exhibit K the proof of publication for the May 12, 2014, continued hearing.

Motion by Larry Spahr, Second by Brenda Cushey

Roll call vote: Parish-yes, Spahr-yes, Tullai-yes, Cushey-yes, Trax-yes. Motion carried.

Mr. Tullai asked Mr. Jaki about the Highway Occupancy Permit that he currently holds, which is a residential permit. Mr. Jaki said that a plan would need to be submitted for a Commercial Highway Occupancy Permit. The portion of the parcel to be re-zoned includes 1.845 acres which are indicated on the survey by metes and bounds. The BCO said that development of the site would require submittal of a site plan by Mr. Jaki and that the commercial HOP would be reviewed at that point.

*Board Approved: May 27, 2014*

**Motion** to close testimony.

Motion by Larry Spahr, Second by Brenda Cushey

Roll call vote: Parish-yes, Spahr-yes, Tullai-yes, Cushey-yes, Trax-yes. Motion carried.

**Motion** to go to Executive Session at 6:15 p.m.

Motion by Brenda Cushey, Second by Larry Spahr

Roll call vote: Parish-yes, Spahr-yes, Tullai-yes, Cushey-yes, Trax-yes. Motion carried.

The Board returned from Executive Session at 6:25 p.m.

The solicitor said that the Board only discussed the Zoning Request.

**Motion** to approve re-zoning request of Mr. Jaki for the 1.84 acres shown in Exhibit I of today's hearing with the Township not being responsible for any issues involving storm water, soil, slope, traffic/highway occupancy permit, and other items as set forth in the Union Township Zoning Ordinance No. 113, as adopted January 24, 2000, with a specific condition that all fees and costs be paid within 10 business days with the Findings of Fact and Conditions of Law to be presented for approval at the meeting to be held May 27, 2014 at 7:00 p.m.

Motion by Larry Spahr, Second by Brenda Cushey

Roll call vote: Parish-yes, Spahr-yes, Tullai-yes, Cushey-yes, Trax-yes. Motion carried.

**Motion** to adjourn the hearing at 6:32 p.m..

Motion by Brenda Cushey, Second by Larry Spahr

Roll call vote: Parish-yes, Spahr-yes, Tullai-yes, Cushey-yes, Trax-yes. Motion carried.

  
Debra A. Nigon, Secretary