

Union Township Board of Supervisors
Workshop
July 20, 2015

The Board of Supervisors Workshop was called to order by Chairperson Larry Spahr at 7:05 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, and Paul Chasko. Edward Frye and Charles Trax were absent. Also in attendance, Dennis Makel—Solicitor, Judy Taylor—Treasurer, Debra Nigon—Secretary, Harold Ivery—Building Code Official, and Peter Grieb—Code Enforcement Officer.

Public Comment

George Brnilovich, 315 McChain, commented about a private sewer extension that he would like to run on the Township's right-of-way to the home he is building on that lot. The extension would be from a manhole at 335 McChain. The extension would require a minimum of a 4" PVC line and a grinder pump. He talked to Peters Creek Sanitary Authority who referred him to Union Township Board of Supervisors for their approval. There is a question as to who PA One Call should contact if the extension were allowed. The solicitor said that if someone were to hit that line, it could be an issue as to who is going to fix the line making some type of agreement necessary with PCSA. Mr. Makel will talk to Mr. Kovach at Peters Creek Sanitary Authority regarding his request for a private extension.

In regard to the codification, it was discussed that the Township code is to the point where it should be advertised for adoption. General Code supplied a Notice for the advertisement and an Ordinance which requires the solicitor's review and approval. The secretary mentioned that, per the checklist, it was noted to ask the solicitor whether any special enactment procedures may be necessary under state law as would be required under the MPC or the Local Tax Enabling Act. Mr. Makel will review the documents.

Discussion of the Large Commercial Building section was discussed in regard to the intention being for it to apply to retail buildings which is not reflected in the definitions. Mr. Makel is to supply revisions to the Ordinance tomorrow, adding retail to the definition.

Since, this would be a change to the Zoning Ordinance, the secretary is to contact General Code and find out what the procedure should be and the best way to handle this issue. When you are not making a major change to an Ordinance you don't have to re-advertise again.

There was discussion of a review letter which was requested from the Township engineer in regard to stormwater for Union Gardens. In an email the engineer cautioned that they be notified that they will need to reapply for a grading permit and should not be of the understanding that supplying the requested letter to the DEP would mean that grading could continue. Mr. Makel requested a copy of the emails sent to Mr. Ivery in regard to Union Gardens. Mr. Ivery said that the Township engineer had determined that everything that was

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in their original drawings for grading is complete. Mr. Greib explained that there were two parcels zoned differently, one R1, one RD. The owner of the properties wanted to build something that would be a permitted use on one parcel but they wanted to put it on the other where it was not a permitted use. Therefore, her zoning request was denied. The Treasurer reported that the expenses for the hearing have not yet been paid.

The Treasurer noted that she had not received any escrow funds from Tomko and that legal costs are mounting. The Township did receive \$300 which is the amount for a subdivision fee. A land development application or site plan review would have different fee requirements. Municipal Consulting will look up the application to determine what is required.

There was discussion of the DEP Emergency Consent Decree in light of the hearing to take place on Thursday. Mr. Makel will talk to his contact at the DEP to get an update on the status of the consent decree. Mr. Makel said that DEP law pre-empts Township legislation unless the DEP does not address a certain area, then the Township is not pre-empted.

Mr. Grieb reminded the Board that the Burning Ordinance will be changing quite a bit once the Township codifies and the burning of brush and other legal materials will be limited to two days per week, Tuesdays and Thursdays. Small recreational fires will still be permitted.

Mr. Parish mentioned that the work on McClelland Road requires more #1 stone but that the Superintendent was informed by the Treasurer that he could not purchase more #1 stone. Ms. Taylor explained that the Township's purchase of #1 stone is close to bid territory now that so much unanticipated stone has been ordered. The stone has been being purchased through Laurel Aggregates. The Township did not join the Washington County Joint Purchasing bid which was won by Hanson Aggregates as low bidder. Laurel Aggregates did not bid but did supply a quote. Ms. Taylor said the current rate is \$22/ton. Mr. Parish is to determine how much more stone is required to finish the McClelland project. Mr. Makel will look at whether it would be an issue to borrow it from another Township.

The meeting ended at 7:32 p.m.


Debra A. Nigon, Secretary