

RICHLAND TOWNSHIP  
BOARD OF SUPERVISORS

May 21, 2008

PUBLIC MEETING

The Richland Township Board of Supervisors meeting held at the municipal building on Wednesday, May 21, 2008 was called to order at 7:00 PM. by Chairman Herbert C. Dankmyer. There were approximately thirty-five people present in the audience. The Officials present were:

Herbert C. Dankmyer, Chairman	John A. Pasquinelli, Supervisor
Raymond P. Kendrick, Vice Chairman	Dean E. Bastianini, Township Secretary
George P. Allen, Supervisor	Tina L. Shaw, Recording Secretary
Brian M. O'Malley, Supervisor	Charles Means, Esquire

Mr. Allen made a motion to approve the minutes from the Supervisors' meeting of May 7, 2008. Mr. O'Malley seconded the motion and it was approved unanimously.

The Secretary read the Treasurer's report for the period ending April 30, 2008.

General Fund	\$ [96,441]	NH Sobriety Checkpoint	\$ 10,094
Street Light Tax Fund	181	Municipal Bldg Capital Fund	172,816
Municipal Impact Fee TSA #1	116,806	Hwy Capital Improvement Reserve	204,885
Municipal Impact Fee TSA #2	1,366,546	General Capital Reserve	470,770
Sewer Fund	304,329	Sewer Capital Reserve	1,804,220
2003 Bond Fund	652,651	Highway Aid Fund	69,429
2007 Bond Fund	2,445,404	Municipal Pension Fund	[13,928]

Mr. Kendrick made a motion to approve the Treasurer's Report. Mr. Allen seconded the motion and it was approved by all.

Mr. Allen made a motion to approve the bills payable. Mr. Pasquinelli seconded the motion and it was approved by all.

**UNFINISHED BUSINESS**

The Secretary reported that the cost increases incurred to date on the 2008 paving contract, which are due to the necessity of paying prevailing wage rate, have been significantly offset by savings on materials. If the current trend continues these savings in combination with unappropriated funds carried over from 2007 can be used to complete the paving program as planned. Since paving costs have spiraled with the sharp rise in oil prices the Board concluded that it was not advisable to defer paving any of the streets included in the contract. Mr. Allen made a motion to approve a change order to the contract with Youngblood Paving to cover the cost increase. Mr. Pasquinelli seconded the motion and it was approved by all.

**NEW BUSINESS: CONSIDERATION OF THE PLANNING COMMISSION'S RECOMMENDATIONS ON THE PROPOSED COMPREHENSIVE ZONING ORDINANCE AND MAP UPDATE**

Mr. Bastianini stated that the purpose of tonight's discussion was not to vote on the proposed ordinance. The Supervisors instead would consider the amendments and recommendations approved by the Planning Commission members at Monday night's meeting. The Supervisors could also authorize the Solicitor to advertise for a public hearing in July, as well as, forwarding a copy of the comprehensive zoning amendment and updated map to the Allegheny County Planning Department. Mr. Bastianini presented a report on the Planning Commission's various text and map recommendations and amendments. Next, Mr. Dankmyer invited any persons present who wished to comment on the proposed ordinance and map to come forward. The following persons spoke:

Mr. Jack Gabor, 604 Greenspring Drive. Mr. Gabor spoke in opposition of the Route 8 Overlay District and expressed concerns about aesthetics, noise, safety and increased traffic.

Mr. Greg Boff, 5518 William Flinn Highway. Mr. Boff presented the Board with a letter in favor of the Route 8 Overlay District and asked the Board to consider allowing additional uses.

Mr. Joe Wozniak, 122 Applewood Drive. Mr. Wozniak was opposed to the Route 8 Overlay District. He expressed concern about urban sprawl, pedestrians, children and noise.

Ms. Denise Lane, 131 Applewood Drive. Ms. Lane expressed disagreement with the Route 8 Overlay District. She cited the District's close proximity to a school bus stop, trash and increased traffic as reasons why the proposed change is not in her family's best interest.

Ms. Marilyn Meyers, 105 Applewood Drive. Ms. Meyers expressed her opposition to the Route 8 Overlay District, and urged the Supervisors to listen to the people from Orchard Park.

Mr. Robert Mitchell, 1044 Woodhill Drive. Mr. Mitchell asked the Board to describe the boundaries of the Route 8 Overlay District, and what type of lighting would be permitted. Mr. Bastianini responded to his questions.

Evelyn Kerrigan, 603 Greenspring Drive. Ms. Kerrigan expressed concern that once the Route 8 Overlay District was established more changes in land use would occur.

Mr. Jeff Jackson, 201 Arborwood Drive. Mr. Jackson expressed concern about the volume of traffic that would use Orchard Park to access the businesses located within the Overlay District. He also complained about the number of cars that do not stop at the Arborwood and Applewood Drive stop sign.

Mr. Robert Pfischner, 901 Orchard Park Drive. Mr. Pfischner expressed his opposition to the Route 8 Overlay District.

Mr. Dick Myers, 105 Applewood Drive. Mr. Myers expressed concern about customers of the potential businesses within the Overlay District making “left-hand” turns onto Route 8.

Ms. Cheryl Mitchell, 1044 Woodhill Drive. Ms. Mitchell expressed concern about the impact the Overlay District would have on the neighborhood and questioned the need for more commercial property in the Township.

Mrs. Leona Wozniak, 1056 Woodhill Drive. Ms. Wozniak agreed with all of the residents who spoke in opposition to the Overlay District and urged the Supervisors to “keep our homes residential”.

Ms. Marjorie Norton, 128 Applewood Drive. Ms. Norton spoke in support of the Route 8 Overlay District and stated that she felt it was appropriate for the properties to be developed commercially.

Ms. Mary Jean Dyer, 606 Greenspring Drive. Ms. Dyer questioned whether the Board would allow residential properties adjoining Route 8, north of the Applewood Drive intersection to be rezoned commercial.

Ms. Rosemary Scott, 4109 Clendenning Road. Ms. Scott urged the residents to attend the Planning Commission and Board of Supervisors meetings. She said if they did then they would find that Township officials work to promote the best interests of the residents.

Ms. Karen Carthers, 601 Greenspring Drive. Ms. Carthers recommended that the Township buy properties in question to construct a community park and then redirect the traffic flow thru E. Ewalt Road.

Mr. Denis Ranalli, 3633 Crestview Drive. Mr. Ranalli, speaking on behalf of St. Barnabas Health Systems. He urged the Board to include all of his client’s property within the Planned Campus Overlay District. He stated that removal of the approximately 30 acres from the District did not make sense, and that it’s inclusion in the District would enable all of St. Barnabas’ property to be developed in accordance with the principles of the Planning Campus Overlay District.

Ms. Jean Gabor, 604 Greenspring Drive. Ms. Gabor urged the Supervisors to represent the interests of the residents of Orchard Park, and to preserve the best quality of life possible for their neighborhood.

Ms. Susan Reagan, 607 Greenspring Drive. Ms. Reagan stated that Orchard Park was a good neighborhood for families, and she asked the Supervisors to act in the best interest of the residents by not allowing the Township to be over developed such as Cranberry Township.

Ms. Annette Robinson, 108 Applewood Drive. Ms. Robinson addressed the additional land uses which Mr. Boff had identified in his letter, and stated that during the Planning Committee meeting on Monday night arguments were made as to why they should not be allowed in the Overlay District. Ms. Robinson thanked both the Planning Commission and the Board of Supervisors for trying to reach a compromise and stated her appreciation for their efforts.

Ms. Patricia Hoerner-Rebholz, 705 Westwood Drive. Ms. Hoerner-Rebholz expressed her opposition to the Route 8 Overlay District. She suggests the possibility of the properties being used for a Senior Citizens Center.

Mr. Bastianini presented the Supervisors with three letters which were submitted by Township residents who could not be in attendance.

Ms. Cathy Marks, 1016 Creekvue Drive. An email urging the Supervisors to oppose the creation of the Route 8 Overlay District if they cannot assure residents that the Board will possess the authority to address traffic concerns should commercial uses be proposed in the future.

Mr. Stanley H. Nadulek, 910 Orchard Park Drive. A letter in opposition to the Route 8 Overlay District.

Ms. Jane Silvester, Valencia Road. An email urging the Supervisors to consider changing the lot at the corner of Foggy Hollow and Valencia Roads from Light Industrial to either Community Commercial or Neighborhood Commercial; if preserving the residential zoning is out of the question.

After all residents had an opportunity to speak Mr. O'Malley made a recommendation to amend Part 27 §1008.C "Illumination" by eliminating all references to animated signs.

Next, Mr. Kendrick made a motion to accept the Planning Commission's recommendation, as presented in the report submitted by the Township Secretary, with the exception of Amendment No. 1, which pertained to the boundary of the Planned Campus Overlay. His motion included the recommendation made by Mr. O'Malley to amend Part 27 §1008.C by eliminating animated signs. Mr. Pasquinelli seconded the motion. A lengthy discussion ensued. All aspects of the Route 8 Overlay District were discussed. Several Supervisors explained the rationale behind their thoughts on the matter. At the conclusion of the discussion Mr. Dankmyer called for a vote. Messrs. Allen, O'Malley, Pasquinelli and Kendrick voted "Yes". Mr. Dankmyer recused himself from voting due to the fact that he is an employee of St. Barnabas Health Systems.

Mr. Kendrick next made a motion authorizing the Solicitor to advertise for a public hearing in July on the proposed zoning ordinance and map. He also moved to forward the Board approved version of the zoning ordinance and map to the Allegheny County Planning Department. Mr. Pasquinelli seconded the motion and it was approved by all.

Mr. Allen made a motion to adopt Resolution No. 10 of 2008 authorizing the advertisement of the comprehensive zoning amendment and map as a pending ordinance effective as of the date of advertisement. Mr. O'Malley seconded the motion and it was approved by all.

### **SOLICITOR'S REPORT**

Mr. Means discussed a report, which was included in the Supervisors packet on the revisions to the Administrative Code which he prepared as a result of last November's approved referendum

questions. The Home Rule Charter was adopted over 30 years ago and some of the items had become obsolete. At the conclusion of a brief discussion, Mr. O'Malley made a motion to authorize the Solicitor to advertise an ordinance amending the Township's Administrative Code, Chapter 1, "Administration and Government". Mr. Allen seconded the motion and it was approved by all.

### **SECRETARY'S REPORT**

Mr. Bastianini commended Mr. Means for the work he did on the Administrative Code and he also commended the residents who attended the Planning Commission meeting on Monday night for their participation. He thanked the Planning Commission members for doing their job, as well as, Suzanne Owens, Jeffrey Walzer and Carolyn Yale who were all in attendance at the meeting. Mr. Dankmyer also stated that Mr. Bastianini and Mr. Means had stayed for the entire meeting which did not end until 4:18 a.m..

### **COMMENTS FROM THE FLOOR**

Mr. Jeff Jackson, 201 Arborwood Drive asked what rules and regulations the Board of Supervisors operated under. Mr. Means responded that they follow the Home Rule Charter. Mr. Jackson asked if he could obtain a copy, which he was told he could.

Ms. Pat Hoerner-Rebholz, 705 Westwood Drive asked if the Township could approach Chatham University about the possibility of donating the existing Eden Hall Lodge for use as a Senior Citizens Center.

Ms. Annette Robinson, 108 Applewood Drive asked the Board who she could contact about the possibility of constructing a park on the properties within the Route 8 Overlay. Mr. Dankmyer explained that the Parks and Recreation Board advises the Supervisors on such matters, and that the Township had recently received a grant from the State to perform a Comprehensive Parks and Recreation Master Plan. Mr. Robert Keally, Bauer Drive expressed safety concerns about placing a park so close to Route 8.

Mr. Bastianini said that since that this would be the last public meeting to take place in the building that it represented an end of an era.

There being no further business Mr. Dankmyer graveled the meeting to adjournment at 9:57 p.m.

Respectfully submitted,

Tina L. Shaw  
Recording Secretary

