

Ross Township Commissioners Meeting
1000 Ross Municipal Drive
Pittsburgh, PA 15237
July 7, 2014
7:30 p.m.

COMMISSIONERS PRESENT: Grant Montgomery, David J. Mikec, Paul Trilli, Jeremy Shaffer, Daniel L. DeMarco, John Sponcer, Stephen Korbel, Grace Stanko and Lana Mazur

ABSENT: Junior Commissioner Jake Stanton

SOLICITOR: Bonnie Brimmeier, Esq.

TOWNSHIP MANAGER: Douglas Sample

Pledge of Allegiance/Invocation

PUBLIC COMMENT ON AGENDA ITEMS:

Mr. Joe Zawoysky, 123 Fifth Avenue, Pittsburgh, PA 15229, addressed the Board regarding trash cans and the posting of minutes on the website.

Ms. Shirley Adams, 7925 Spruce Street, Pittsburgh, PA 15237, addressed the Board regarding the Traffic Advisory Board and her desire to be on that board. She also addressed traffic in her neighborhood and the trash ordinance.

Ms. Harriet Valliant, 3488 Evergreen Road, Pittsburgh, PA 15237, spoke in favor of the new apartment complex on McKnight East Drive.

PETITIONS AND COMPLAINTS – None

RESOLUTIONS TO BE ADOPTED:

Resolution No. 2141 – Vacant Property acquisition and disposition known as L/B No. 516-A-16 (Hemlock Street in Ward 4) in accord with Comprehensive Plan of the Municipality.

Motion to table made by Commissioner Sponcer and seconded by Commissioner Trilli.

Motion passes unanimously

Resolution No. 2142 – Vacant Property acquisition and disposition known as L/B No. 516-B-187 (Spruce Street in Ward 4) in accord with Comprehensive Plan of the Municipality.

Motion to table made by Commissioner Sponcer and seconded by Commissioner Trilli.

Motion passes unanimously

Resolution No. 2143 – Vacant Property acquisition and disposition known as L/B No. 611-J-213 (Lincoln Avenue in Ward 4) in accord with Comprehensive Plan of the Municipality.

Ms. Christine Hayden, 7943 Maple Street, Pittsburgh, PA 15237, addressed the Board and stated since her and her husband moved in 16 years ago they have cleaned up this property and maintained it. She indicated she went to great lengths to locate the owner of the property to no avail.

Whereupon, the gavel was passed to Commissioner Mikec.

Motion to adopt made by Commissioner Montgomery and seconded by Commissioner Mazur.

Upon inquiry by Commissioner Montgomery, Ms. Hayden stated it was her intent to just maintain the property as-is. Upon inquiry by Commissioner Sponcer, Ms. Hayden stated they currently own to the end of Maple.

Motion passes unanimously

Commissioner Mikec commented that the property will be posted before further action in case there is any other interest in the neighborhood for that same piece of property.

ORDINANCES TO BE INTRODUCED:

Ordinance No. 2342 – Traffic Advisory Board

Public hearing to be held on July 21, 2014

Ordinance No. 2343 – Amending the Ross Township Code of Ordinances at Chapter 14, Solid Waste, Part 1, Collection, Section 104, Hours for Collection.

Commissioner Korbelt commented that there was a mistake and asked the solicitor to include a provision for residents who store their cans near the road. The language of the ordinance was discussed. He requested the ordinance be broader to include every type of garbage and recycling. Ms. Brimmeier commented as follows:

MS. BRIMMEIER: "Why don't we do 'cans' and 'any refuse not in a container.' I'll figure something out."

Leaf bag pick-up was also discussed. Commissioner Mikec inquired if "street" included allies. Ms. Brimmeier commented as follows:

MS. BRIMMEIER: "It's not defined, but it would include any roadway. I can also change that."

COMMISSIONER MIKEC: "It's going to cause a lot of issues if it does include allies."

MS. BRIMMEIER: "I would think it would include allies, if that's where the truck comes to pick it up."

COMMISSIONER MIKEC: "Yes. That's where the truck comes to pick it up."

MS. BRIMMEIER: "I would think so. That would be the interpretation."

Public hearing to be held on July 21, 2014

ORDINANCES TO BE ENACTED - None

CONSENT AGENDA:

Approval of Minutes – June 2, 2014

Motion to approve the minutes of June 2, 2014, made by Commissioner Mikec and seconded by Commissioner Sponcer.

Motion passes unanimously

Payment of Bills and Financial Reports

Motion to approve the Payment of Bills and Financial Reports made by Commissioner Mikec and seconded by Commissioner Korbel.

Motion passes unanimously

PLANNING COMMISSION:

Z-14-1 – Real Estate Development Associates requesting Conditional Use approval to construct an apartment building on property located at 3001 McKnight East Drive in a C-1 Zoning District of the 2nd Ward.

MR. HANKINS: "Commissioners, this is a combined application you'll have to vote on individually. First is Conditional Use approval to construct an eight-story apartment building at 3001 McKnight East Drive in a C-1 Zoning District of the 2nd Ward.

"The Planning Commission, having reviewed this application, is of the opinion that it meets the terms as set forth in the Subdivision and Land Development Ordinance, and/or the Zoning Ordinance, and hereby recommends approval of the request by a vote of five to three.

"There is a similar request for Site Plan approval to construct an eight-story apartment building with associated parking at the same address, 3001 McKnight East Drive in a C-1 Zoning District of the 2nd Ward.

"The Planning Commission, having reviewed this application, is of the opinion that it meets the terms as set forth in the Subdivision and Land Development Ordinance, and/or the Zoning Ordinance, and hereby recommends approval of the request by a vote of five to three with the following condition: That the developer execute the stormwater management agreement/documents as indicated in the letter of June 23, 2014, from the developer addressed to Brimmeier & Associates."

Mr. Larry Dorsch, Real Estate Development Associates, 215 Executive Drive, Suite 306, Cranberry Township, PA 16066, was present on behalf of the applicant. Mr. John Schleicher, Gibson-Thomas Engineering Company, 9951 Old Perry Highway, Wexford, PA 15090, was also present. Mr. Loren Wright, Piper O'Brien Herr Architects, 800 Vinial Street, Suite B 314, Pittsburgh, PA 15212, was also present.

Mr. Schleicher described the variances that were granted in detail.

Motion to approve made by Commissioner Shaffer and seconded by Commissioner Spencer.

Motion passes unanimously

SP-14-2 – Real Estate Development Associates requesting Site Plan approval to construct an apartment building and associated parking on property located at 3001 McKnight East Drive in a C-1 Zoning District of the 2nd Ward.

Mr. Schleicher further described the parking and stormwater management in detail. Mr. Hankins stated the stormwater management agreement was reviewed by Attorney Anne Sweeney. Mr. Hankins indicated there was no issue with the pond and its capacity. Ms. Brimmeier stated the engineer was involved, also. Upon inquiry by Commissioner DeMarco regarding Items 2 and 3, Mr. Schleicher commented that they were more of a technical nature with regard to the capacity of the pond and the downstream storm sewer system. Item 1 was the actual agreement.

Mr. Wright described the aesthetics of the project in detail. The project will have a lounge area and fitness area for residents. There will be no swimming pool. There will be 149 units with 60 percent one-bedroom and 40 percent two-bedroom.

Commissioner Shaffer inquired about sidewalks in the area. Mr. Schleicher responded that Cheryl Drive is a private road owned by the mall. He indicated a sidewalk is not feasible in the right-of-way area. Mr. Dorsch also indicated a sidewalk was not feasible. Mr. Dorsch stated they were willing to work with the mall to jointly put a stairway in for access from the project for access directly to the parking lot. Mr. Hankins stated there would be a sidewalk from Cheryl Drive to

McKnight East. Commissioner Montgomery requested Mr. Hankins to work with the mall and the developer regarding the stairway. Mr. Hankins agreed.

Commissioner Korbel applauded Mr. Dorsch and Ms. Lisa Earl, mall manager, on coming up with the alternative plan for the steps.

Upon inquiry by Commissioner DeMarco, Mr. Dorsch stated the units would be strictly high-end rentals. Upon inquiry by Commissioner DeMarco of maintenance of the stairs, Mr. Dorsch indicated part of the agreement with the mall would cover that.

Commissioner Korbel inquired as to the elevation in relation to the residents on Tara Drive in Kinvara. Mr. Schleicher stated Tara Drive is approximately 15 feet higher than the rooftop elevation.

Motion to approve with the condition stated by the Planning Commission made by Commissioner Shaffer and seconded by Commissioner Korbel.

Motion passes unanimously

PLANNING/ZONING DEVELOPMENT COMMITTEE REPORT:

Ms. Brimmeier commented as follows:

MS. BRIMMEIER: "I just wanted to make an announcement regarding the sign ordinance that was originally supposed to be scheduled for public hearing on July 21st. It will now be held in August, I believe the 20th, August 20th. There was a clerical error in my office regarding getting the ordinance to the County Planning. We could have still had the hearing on July 21st, just kept it open. But the Planning Department preferred to reschedule it. The advertisement was corrected, and we will be moving forward on the 20th."

Upon inquiry by Commissioner DeMarco regarding a correction of a sign at a commercial property on McKnight Road and another applicant on the other side, Mr. Hankins responded that the permit has been secured, but the sign has not been installed at this time.

Commissioner Korbel stated they are hopeful to have a new Planning and Zoning Administrator on board in the next month or so. He also indicated news would be forthcoming regarding Northway Mall.

SOLICITOR'S REPORT:

Ms. Brimmeier indicated she had no report but that an executive session was requested following the meeting.

RECREATION COMMITTEE REPORT:

Commissioner Mazur stated the annual 4th of July festivities were held yesterday. She thanked everyone involved in making the event a success.

Commissioner Montgomery thanked Commissioner Mazur for all her efforts regarding the festivities.

Commissioner Mazur also indicated the fishing tournament will be held on July 19th and 20th.

ADMINISTRATION/LEGISLATIVE COMMITTEE REPORT:

Request Board approval for Pay Application Request No. 2 and Final dated May 27, 2014, from Youngblood Paving in the amount of \$9,501.43 for the resurfacing work that is part of the 2013 Road Paving Program.

Motion to approve made by Commissioner Stanko and seconded by Commissioner Mazur.

Motion passes unanimously

Request Board approval for Pay Application Request No. 1 from Insight Pipe Contracting, L.P., in the amount of \$31,891.27 for repair work completed between May 1, 2014, and May 31, 2014, for the CCTV inspections as required by the Consent Order.

Motion to approve made by Commissioner Stanko and seconded by Commissioner Mazur.

Motion passes unanimously

Request Board approval to authorize the Sewer Tap Fee Study.

Motion to approve the study to be done by Gateway Engineers with a cost not to exceed \$5,000 made by Commissioner Stanko and seconded by Commissioner Mazur.

Motion passes unanimously

Request Board approval to adopt the Standard Construction Details.

Motion to approve made by Commissioner Stanko and seconded by Commissioner Mazur.

Motion passes unanimously

Request Board motion to approve changes to the 2014 Adopted Budget by re-allocating funds, not increasing or decreasing the approved 2014 Budget.

Motion to approve made by Commissioner Stanko and seconded by Commissioner Mazur.

Motion passes unanimously

Request Board motion to appoint Gallagher as the property and liability insurance broker.

Motion to approve made by Commissioner Stanko and seconded by Commissioner Mazur.

Motion passes unanimously

Request Board motion to terminate CS McKee's small cap equity account with 30 days' notice in accordance with CS McKee's investment agreement.

Motion to table made by Commissioner Sponcer and seconded by Commissioner Mikec.

Motion passes unanimously

Request Board motion to award the 2014 Paving Program Base Bid Alternative 1 and Alternative No. 2 to Shields Asphalt Paving, Inc., for an amount not to exceed \$865,117.03.

Motion made by Commissioner Stanko and seconded by Commissioner Mazur.

Motion passes unanimously

PUBLIC WORKS COMMITTEE REPORT:

Commissioner Mikec stated the new thermoplastic line striper is in and being applied to sidewalks at this time. Centerlines will also be painted. He also indicated the two new Ford F-550 have been received. Pothole patching in the township is continuing.

Commissioner DeMarco inquired regarding the status of the hiring policy and also inquired regarding the hiring needs of the Public Works Department. He requested the matter be placed on the next committee agenda. Commissioner Montgomery inquired as to the status of County paving on McIntyre Road and Thompson Run Road. Commissioner Mikec indicated he spoke to the County and that it will be the first or second week of August.

Upon inquiry by Commissioner Korbelt how residents are aware of paving, Commissioner Mikec stated as part of the agreement the contractor posts the road and notifies the residents.

Upon inquiry by Commissioner Trilli if the new vehicles are clearly marked, Mr. Funk responded in the affirmative. Upon inquiry by Commissioner Montgomery if Mr. Funk's truck was marked, Mr. Funk responded that it was not. Commissioner Montgomery suggested getting the truck marked. Mr. Funk agreed.

PUBLIC SAFETY/POLICE COMMITTEE REPORT:

Commissioner Shaffer inquired regarding recent calls regarding car break-ins. Chief Bellan responded the problem is not unique to Ross Township. The chief indicated in most cases people are failing to lock their vehicles.

PUBLIC SAFETY/FIRE/FIRE POLICE/EMS COMMITTEE REPORT:

Commissioner Sponcer stated everyone received a copy of the minutes for the chiefs' meeting and a copy of a letter from the Association that was sent to all the state representatives regarding the worker's comp insurance. State Representative Costa was the only one that replied.

Commissioner Mikec stated the discount program with the Volunteer Firemen Retention and Recruitment Committee has started. He requested the manager to tell Ms. Peet to let him know the deadline for the magazine. Mr. Sample indicated the deadline was July 15th, but Commissioner Mazur stated the sooner the better.

PLANNING/ZONING COMMITTEE REPORT - None

MANAGER'S REPORT - None

JUNIOR COUNCILPERSON REPORT - None

COMMISSIONERS' COMMENTS:

Commissioner Shaffer complimented Commissioner Mazur on her efforts with the 4th of July festivities. He also commented on the proposed Wal-Mart in McCandless Township. He stated the Comprehensive Plan should be looked at and developers approached to build in the township. He also indicated tax incentives could be used to help make sure it is not another mattress store.

Commissioner DeMarco concurred with Commissioner Shaffer's comments regarding economic development within the township. He also stated he was impressed with the fireworks at the 4th of July festivities and

that he was thrilled with his car for the parade. He also commented positively on a photo of the chief.

Commissioner Stanko inquired when paving is expected to begin. Mr. Funk indicated he would contact Shields tomorrow to get a firm date, but he believed it would be sometime before school started. The list previously provided is in place with no anticipated changes. Commissioner Stanko also thanked Commissioner Mazur and all those involved in the 4th of July festivities.

Commissioner Mikec also commented that he thought the parade and fireworks were great.

CITIZENS' COMMENTS:

Mr. Joe Zawoysky, 123 Fifth Avenue, Pittsburgh, PA 15237, addressed the Board regarding the paving contract, sheriff's sale of property and trash pick-up. He also inquired about a property that is not being maintained. Mr. Hankins stated he would look at it personally tomorrow.

Motion to adjourn made by Commissioner DeMarco and seconded by Commissioner Trilli.

Motion passes unanimously

**MEETING ADJOURNED TO EXECUTIVE SESSION AT 8:53 P.M.
NO ACTION TO BE TAKEN**

**Douglas Sample
Manager/Secretary**

**By: _____
Grant Montgomery, President
Ross Township Board of
Commissioners**

Minutes prepared by Noreen A. Re, Certified
Realtime Reporter