

**MINUTES  
COLLIER TOWNSHIP BOARD OF COMMISSIONERS**

**REGULAR MEETING**

**April 11, 2018**

**7:00 P.M.**

**I. CALL TO ORDER:** President Macino called the meeting of the Board of Commissioners to order at 7:05 P.M.

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:**

**BOARD**

Wilson Durisko – Present  
Wayne Chiurazzi, Esq. - Present  
Dawn Williams-Zabicki- Present  
Rick Ruffennach –Present  
George Macino – Present

**STAFF**

Chuck Means, Solicitor - Present  
Kevin Brett, Engineer - Present  
Craig Campbell, Chief of Police - Present  
Robert Caun, Planning Director - Present  
Bob Palmosina, Public Works Director - Present  
Brian Ralston – Bldg./Codes Officer - Present  
Rochelle Barry, Parks Director – Present  
Jeff Hinds, Finance Director - Present  
Kyle Thauvette, Township Manager – Present  
Valerie Salla, Township Secretary – Present

**C. EXECUTIVE SESSION** – Was held prior to the meeting to discuss legal issues.

**II. APPROVAL OF MINUTES:**

- A. March 14, 2018 – Board of Commissioners Regular Meeting
- B. March 28, 2018 – Board of Commissioners Workshop Meeting

*Motion was made by Commissioner Durisko, second by Commissioner Ruffennach to approve all the minutes as submitted above. By unanimous vote the motion carried.*

**III. REPORTS OF OFFICIALS AND COMMITTEES:**

- A. Solicitor:** The Solicitor submitted a written report to the Board for the month of March and would be happy to answer any questions the Board might have.

There were no questions or comments.

- B. Engineer:** The Engineer submitted a written report to the Board for the month of March and would be happy to answer any questions the Board may have.

There were no questions or comments.

- C. Manager:** The Manager submitted a written report to the Board for the month of March and would be happy to answer any questions the Board may have.

Mr. Thauvette added the following:

1. We hosted the Pittsburgh Sustainability program. The solar panels on the Public Works garage were show cased. Many local communities were here.
2. Carol Drive. Stormwater project is under way.
3. On the agenda there will be a motion for consideration for financing for the Collier Park project that is under consideration. The reason this is being done now we will have to advertise this in the newspaper. This allows us to do it without giving PNC Bank the go ahead to start the financing project. This does not open up the Township to any bonding issues and lets us start this off slowly.
4. We will also be passing a Resolution for an updated Comprehensive Parks and Recreation and Open Space plan. The current plan is ending and we are applying for a \$20,000 DCNR grant that is a 50/50 match. This will allow us to stay up to date with everything we are doing with our parks. Rochelle Barry has been a great help getting all the information together.

There were no other questions or comments.

- D. Codes/Zoning:** Mr. Ralston submitted a written report to the Board of Commissioners for the month of March and would be happy to answer any questions the Board may have.

Mr. Ralston stated that on the report in the month of March there was six (6) Commercial permits approved, 11 Residential permits approved and two (2) new businesses were approved and moved into Collier.

There were no questions or comments.

- E. COG:** Commissioner Durisko stated the COG annual dinner April 19<sup>th</sup> at Rockefeller's. Commissioner Ruffennach and the Manager, Kyle Thauvette will be attending.

- F. Finance:** Mr. Hinds submitted a written report to the Board for the month of March and would be happy to answer any questions the Board may have.

Mr. Hinds added the external audit is completed and we should have a report for the May meeting. Also, the Liquid Fuel audit was completed.

There were no questions or comments.

**G. Parks and Recreation Report:** Ms. Barry submitted a written report to the Board for the month of March and would be happy to answer any questions the Board may have.

Ms. Barry added the following:

1. The Washington Wild Things game is on May 17<sup>th</sup> for Collier Community Night. Tickets can be bought at the Community Center for \$5.00.

Commissioner Macino stated the DEK Hockey program is underway also.

Mr. Barry stated yes and there were not as many kids signed up at first so we are having it again this weekend to try and get more people signed up and hope for warmer weather.

Commissioner Durisko questioned what it means for being the District 1 Pennsylvania Elect President.

Ms. Barry stated making decisions on things coming for Parks and Recreation and if the State needs to update anything. Also trying to keep smaller Townships with one person workshops, work together and try to figure out what is working best.

Commissioner Durisko questioned how many districts are there.

Ms. Barry stated three (3).

There were no other questions or comments.

**H. Planning/Development Report:** Mr. Caun submitted a written report to the Board for the month of March and would be happy to answer any questions the Board may have.

Mr. Caun added the following:

1. The Planning Commission met on the Settler's Point Phase II development. This is on the agenda tonight and they did recommend approval with conditions set by the engineers.
2. The Planning Commission also continues the Comprehensive Plan review.
3. On Thursday, April 19<sup>th</sup>, Verizon Wireless will be before the Planning Commission. This is to install a cell antenna on a building up by the Great Southern Shopping Center.
4. On Thursday, April 19<sup>th</sup>, Sheetz will also be before the Planning Commission for their subdivision and land development application located at the corner of Route 50 and Steen Road.
5. On Tuesday, April 17<sup>th</sup>, the Zoning Hearing Board will hear two (2) variance requests. One for a Landscaping Contractor that wants to occupy space at the former Nike Site across from the Community Center and the other one is from Sheetz asking for a number of variances for that site.

Commissioner Chiurazzi questioned if the bar was still going in.

Mr. Caun stated yes, the Griest House. They are still working on this and they will be located in building 14 which is located up on the hill.

Commissioner Macino questioned Mr. Caun if the Board should support the rental space for the landscaper at the Nike Site.

Mr. Caun stated it is not zoned for landscaping and should not be supported. There is no hardship there. The landscaper claims he is the care taker for this site for the owner but that does not give them the right to run a landscaping company from this site.

Commissioner Chiurazzi questioned if they are storing things there now and who it is.

Mr. Caun stated yes and Mr. Ralston sent them a notice of violation and that is what prompted the variance request. We are going through the process now. The company is Green Greener or something like that.

Commissioner Chiurazzi questioned if this was our property.

Mr. Caun stated no this is not Township property.

There were no questions or comments.

**IV. Public Safety – Fire Department Report:** A written report was submitted for the month of March and Chief Dan Wauthier of Presto VFD was in attendance to answer any questions the Board may have.

Chief Wauthier stated Presto VFD help support the Go buckets with the Police Department for the schools.

Commissioner Ruffennach questioned if Chief Wauthier knew anything about the two (2) new ambulances that Rennerdale purchased.

Chief Wauthier stated no.

Chief Wauthier questioned if the Township knew what was going on at the intersection of Thoms Run Road and Presto Sygan Road. There are several markings there.

Mr. Bob Caun stated the project is in South Fayette Township required a traffic study a while back and this showed traffic lights are needed. Traffic lights will be installed. A South Fayette Township Developer is paying for them.

Chief Wauthier questioned if the fire department could have a say in the lights since they are 200 feet from our station.

Mr. Caun stated Chief Wauthier could talk to them but that traffic study was done back when the Newbury Development first started in South Fayette Township.

Chief Wauthier is not against them but he wants to know about traffic mitigation when they pull out of their station. The one pole is located right on the corner of the road.

Mr. Caun stated Chief Wauthier would have to talk to South Fayette

There were no other questions or comments.

- V. Public Safety – Police Department Report:** Chief Campbell submitted a written report to the Board for the month of March and would be happy to answer any questions the Board may have.

Chief Campbell added the following:

1. The Civil Service Commission met and they certified two (2) candidates for police Sergeant and he will have resumes from both of those Officers and recommendations for your workshop meeting. If all goes well we could promote a sergeant at the next monthly meeting.
2. The Civil Service also certified the next two (2) candidates on the Police Officers list should an opening occur we can hire.

Commissioner Durisko questioned if we have any DOT certified Officers.

Chief Campbell stated yes. We currently have two (2) but one is off on workers comp. Officer Lamb is one and we are getting Officer Hurka certified.

There were no other questions or comments.

- VI. Public Works Report:** Mr. Palmosina submitted a written report to the Board for the month of March and would be happy to answer any questions the Board may have.

Mr. Palmosina added the fence at Skvarca Park is completed and the baseball association is happy with it.

Commissioner Durisko questioned what is done with tires that will be collected on April 21<sup>st</sup>, Keep Collier Beautiful.

Mr. Thauvette stated the he and Mr. Palmosina have already discussed this and he contacted Liberty Tires in Ohio. Liberty Tires picked up our tires in the past and they said they will come and pick them up for us and take back to Ohio.

There were no other questions or comments.

*Motion was made by Commissioner Williams-Zabicki, seconded by Commissioner Durisko to approve all the above reports as submitted. By unanimous vote the motion carried.*

## VII. PUBLIC COMMENT / COMMENT ON NEW BUSINESS:

**Mark Duerfler** of 150 Bryna Lane approached regarding water run-off coming down on his property from the property above him on South Cowan since the new house at 45 South Cowan was built. It might be mine run off or a spring. There are no storm sewer drains near his home. It comes down through his yard, across the sidewalk and down the street. The sidewalk is stained.

Mr. Palmosina informed the Board he has been there at least five (5) times and he also was there when the Bureau of Mines were there.

Mr. Duerfler stated the Bureau of Mines will not do anything about it.

Mr. Thauvette stated he has spoken to Mr. Duerfler and informed him the Township does not get involved with two (2) property owners. The new house at 45 South Cowan does have sewers.

Mr. Ralston stated a dye test will be done on the new house to see if it is in compliance. Mr. Ralston's opinion is the water is either a spring or mine water.

Mr. Means stated this matter is between two (2) property owners.

Mr. Duerfler questioned if the Township can put in a storm drain in front of his house.

Mr. Brett stated a resident has to extend a drain to the Township's storm drain.

Mr. Ralston stated the CTMA (Collier Township Municipal Authority) does the dye testing for his house and Mr. Ralston will get a report from the CTMA.

Commissioner Chiurazzi stated Mr. Duerfler has a case against the Bureau of Mines due to the stained sidewalk.

Commissioner Durisko the drains are located where they are according to the plan. The Township can't do it.

**Mr. Bill Sienerth** of 21 South Cowan approached the Board with cars going too fast on South Cowan and Baldwin Road. The cars coming from the right are going too fast. He brought in a petition six (6) months ago from residents wanting a stop sign put up.

Mr. Thauvette stated Penndot was contacted and did traffic study. Penndot determined it did not warrant enough for stop signs to be installed. The Township did shave back the hillside.

Mr. Sienerth stated the Township shaved the wrong hillside.

Mr. Thauvette and Mr. Palmosina will talk to the property owner on the other side of the road about shaving back their hillside.

Commissioner Chiurazzi advised Mr. Thauvette to contact Penndot again about this situation.

**Mr. Matt Buck** of 321 Sunrise Drive approached the Board to inform them of his needed request for approval of the PRD Modification on the agenda this evening. He has a special needs daughter that needs a pool and the plan he lives in only allows in ground pools.

Commissioner Williams-Zabicki questioned with the hill and landslides, will there be a risk of the pool sliding?

Mr. Ralston stated there is about 35feet from the pool to the hillside.

Commissioner Macino questioned who issues the permit.

Mr. Ralston stated we issue the permit and drawings are submitted for approval.

Commissioner Durisko questioned what if the hillside slides and the pool snaps in half will that come back on us.

Mr. Ralston stated the designer of the pool stabilizes the pool and would be responsible for that.

### **VIII. NEW BUSINESS:**

1. Consider action to set a public hearing date of Wednesday May 9, 2018 at 5:30 p.m. for the Conditional Use application of Sheetz, Inc. for the construction of a Sheetz Gasoline Station to be located at the corner of Route 50 and Steen Road, also known as 1297 Washington Pike.

*Motion was made by Commissioner Williams-Zabicki, seconded by Commissioner Ruffennach, to set a public hearing date of Wednesday, May 9, 2018 at 5:30 p.m. for the Conditional Use application of Sheetz, Inc. as stated above. By unanimous vote the motion carried.*

2. Consider action to set a public hearing date of Wednesday May 9, 2018 at 5:30 p.m. for the Conditional Use application of Pittsburgh SMSA, L.P. d/b/a Verizon Wireless for the proposed collocation of communications antenna on the rooftop of a building located at 1195 Washington Pike.

*Motion was made by Commissioner Williams-Zabicki, seconded by Commissioner Durisko, to set a public hearing for Wednesday, May 9, 2018 at 5:30 p.m. for the Conditional use application of Pittsburgh SMSA, L.P. d/b/a Verizon Wireless as stated above. By unanimous vote the motion carried.*

3. Consider action on the application for final PRD approval of Settlers Pointe Phase Two. The Planning Commission recommends approval with the conditions listed in the Township Engineers review letter dated March 7, 2018.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Durisko, to approve the final PRD approval for Settlers Pointe Phase Two as stated above. By unanimous vote the motion carried.*

4. Consider action on a PRD modification request of Stambrosky Homes to encroach 3 feet into the rear yard setback for the construction of a rear porch with a roof located at 1011 Colony Drive, Pittsburgh, PA 15205.

Mr. Stambrosky, Contractor for Settler's Ridge, stated a new home owner would like a porch on the back of their home which would be 13 x 18 feet. The last 3 feet of the porch roof only would go into the 50 ft. setback.

Commissioner Macino questioned if Mr. Ralston looked at this.

Mr. Ralston stated yes.

Commissioner Macino questioned "only the roof is going to extend into the setback?"

Mr. Stambrosky stated that was correct and gave the Board copies of the drawings.

Commissioner Macino questioned why wasn't the house moved forward in the beginning.

Mr. Stambrosky stated there was never intended to have a home built the nature of that size on that lot.

The Board discussed the drawings with the Board.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Ruffennach, to approve the PRD modification request of Stambrosky Homes to encroach 3 feet into the rear yard setback as stated above. By unanimous vote the motion passed.*

5. Consider action on PRD modification request of Matt and Michelle Buck to encroach 6 to 8 feet into the rear yard setback for the construction of a swimming pool and fence located at 321 Sunrise Drive, Carnegie, PA 15106.

Commissioner Durisko questioned is it 6ft or 8ft.



Mr. Ralston stated they are not sure how far it will actually go in. They are looking at a 14 x 24 pool and are not sure on the measurements.

Commissioner Williams-Zabicki stated we talked about this at the workshop meeting and it sounds that there is a hardship there.

*Motion was made by Commissioner Ruffennach, seconded by Commissioner Durisko, to approve the PRD modification request of Matt and Michelle Buck as stated above. By unanimous vote the motion passed.*

6. Consider action to authorize setting up an Emergency Services Fee Account at PNC Bank.

Mr. Hinds stated the Auditors had to file an annual report with the DCNR. DCNR said the EMS fee is a restricted fund and must be separated into a separate bank account. This is more of a book keeping situation and we are doing it to comply with DCNR.

*Motion was made by Commissioner Durisko, seconded by Williams-Zabicki, to set up a separate Emergency Services Fee bank account. By unanimous vote the motion passed.*

7. Consider action to advertise a preliminary Resolution between Collier Township and PNC Capital Markets to provide underwriting services with respect to financing at Collier Park.

*Motion was made by Commissioner Chiurazzi, seconded by Commissioner Ruffennach, to advertise a preliminary Resolution between Collier Township and PNC Capital Markets as stated above. By unanimous vote the motion passed.*

8. Consider action to enter into a grant agreement with the Department of Conservation and Natural Resources for funding of an updated Parks and Recreation and Open Space Plan.

*Motion was made by Commissioner Williams-Zabicki, seconded by Commissioner Ruffennach, to enter into a grant agreement with the Department of Conversation and Natural Resources as stated above. By unanimous vote the motion passed.*

9. Consider action to do the following transfer:
  1. Approval of the transfer of \$12,000.00 from the General Fund Checking Account to the Capital Fund Checking Account.

*Motion was made by Commissioner Durisko, seconded by Commissioner Williams-Zabicki to authorize the transfer as stated above. By unanimous vote the motion carried.*

**IX. APPROVAL OF GENERAL FUND OPERATING ACCOUNT ITEMS:**

1. Invoices paid and checks written from March 15, 2018 to April 10, 2018 in the amount of \$273,421.81.
2. Bills requested for payment for April 11, 2018 in the amount of \$199,599.31.

*Motion was made by Commissioner Ruffennach, seconded by Commissioner Durisko, to approve the report and authorize payments as stated above. By unanimous vote the motion carried.*

**X. APPROVAL OF CAPITAL INVESTMENT ACCOUNT ITEMS:**

1. Bills requested for payment for April 11, 2018 in the amount of \$12,728.05.

*Motion was made by Commissioner Ruffennach, seconded by Commissioner Durisko, to approve the report and authorize payments as stated above. By unanimous vote the motion carried.*

**XI. ADJOURN:**

*Motion was made by Commissioner Durisko, seconded by Commissioner Macino to adjourn the meeting at 8:00 p.m. By unanimous vote the motion carried.*

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George E. Macino – President  
Board of Commissioners

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Valerie A. Salla  
Township Secretary