

**Harmar Township Municipal Building
Township Board of Supervisors
REGULAR BUSINESS MEETING
Thursday, March 16, 2017**

PRESENT

Patricia A. Janoski	Chairperson
Robert W. Seibert, Jr.	Vice Chairperson
Robert Exler	Supervisor
Lee Biermeyer	Supervisor
Emiliano Cresta	Absent
Donna Piper	Secretary/Treasurer
Charles Means	Solicitor
Matthew Pitsch	Senate Engineering

CALL TO ORDER

The Chairperson called the Public Hearing of March 16, 2017 to order at 6:04 pm. The Pledge of Allegiance was recited.

PUBLIC HEARING

Attorney Means provided the introduction for the purpose of the Public Hearing as follows: to consider adoption of a Zoning Ordinance amendment to provide for a new zoning classification of R-T (Residential Transitional District) located in the vicinity of Meadow Street and comprising properties designated as Block and Lot Nos. 530-J-129, 530-J-140 and 530-J-299, from R-2 or R-3 to R-T. The application for amendment was submitted by Carbon Steel Inspections who were in attendance to present their request. Attorney Means conducted the swearing in for those who intended to provide testimony. Mr. Means read through the proposed ordinance and the uses proposed as permitted in the new district for residential and nonresidential purposes.

Gary Klingman, representative for Carbon Steel Inspections (CSI) presented the Applicant's purpose for the request and intended use of the Ambulance Service buildings fronting on Meadow Street for offices and light manufacturing. Mr. Klingman stated that CSI is willing to abide by all of the provisions as set forth in the proposed zoning ordinance amendment.

Jan Kuhn of 115 School Avenue spoke in opposition to the amendment. Jason Domaratz of 137 Orr Avenue spoke in favor of the amendment as a representative of the Ambulance Service. Martin Murphey of 215 Jefferson Avenue agreed that the intended occupant would be a good neighbor but was opposed because he wants the neighborhood to remain residential. Jim Prasnika of 230 Heron Avenue representing the ACME Club spoke in favor of the amendment and stated that a transitional zone between the industrial zone and a residential zone should have been implemented years ago and would be useful in other locations within the Township. Jeff

Wier of 214 Jefferson Avenue asked that the hours of operation as regulated in the proposed ordinance begin later in the day and end earlier in the day.

Supervisor Biermeyer asked how many people are employed in the manufacturing shop on a daily basis. Mr. Klingman answered: 2 full time and 1 part-time (partially retired gentleman).

Jason Domaratz stated that a lawn mower makes more noise than the manufacturing component of the business. Mr. Domaratz stated that the applicant also intends to further insulate the garage for climate control.

Supervisor Seibert stated that he toured the current facility along with Mr. Domaratz and Mr. Murphey. He further stated that he asked them to operate their loudest machine and while standing next to it while running, one could still have a normal conversation. Mr. Seibert stated that the descriptive use of “manufacturing” for the intended occupant is a misnomer. Mr. Seibert further stated that the local neighborhood market on Heron Avenue has more daily deliveries than the intended occupant. Mr. Seibert went on to speak about the history of the site when owned by Hornick Block.

June Spencer asked if the company uses any chemicals. Mr. Klingman: No. Lisa Marzleski of 204 Jefferson Avenue asked if noise is addressed in the proposed ordinance. Mr. Seibert: Yes. Resident of 129 Jefferson Street asked if the Township would have any control over changes in their currently manufactured products. Attorney Means: No. Mr. Hornick of 126 Jefferson Avenue stated that the applicant seems to be sincere in that there will be no impacts to the neighborhood. Ms. Kuhn asked if the zoning would “have to be changed”. Attorney Means stated that restrictions, in order to be applied, have to be in black and white. Ms. Kuhn asked if the amendment included the old Hornick Block site. Mr. Seibert: No.

Mr. Seibert then requested that the Chair close the Public Hearing. The Chair closed the Hearing at 7:50 pm. Mr. Seibert made a motion to approve the zoning amendment as advertised. Mr. Exler provided the second and the motion was carried unanimously.

REGULAR MONTHLY MEETING

The Chair called the regular monthly meeting to order at 7:53 pm.

PRESENTATIONS

Allegheny Valley School District

There was no one present to represent the Land Development (Building Addition) Plan for the School District.

Bruno Moretti – EMS Coordinator

Mr. Moretti was present to inform the Board about the Smoke Detector Program being implemented in the Allegheny Valley communities in coordination with the local fire companies.

PUBLIC COMMENTS

Resident at 25 Meadow Street asked if Carlucci could move stock pile from directly against the property boundary. Mr. Exler stated that he would have someone look into it.

Stanley Malak stated that he had asked that the Township notify the owner of the vacant lot adjacent to his property to have the grass mowed in September. Mr. Malak stated that it has been six months and nothing has changed.

Ms. Slomer of Deborah Lynn Court asked if the locations of the recycling bins could be posted on the website. Mr. Slomer asked if the Township would be participating in the Annual Earth Day Clean Up. Ms. Slomer asked why Mr. Cresta does not resign so that people could apply for the Supervisor position. Ms. Slomer asked if the Board of Supervisors violated the Sunshine Act when they participated in a meeting to discuss the sale of the Water Authority. Mr. Seibert responded as an Authority Board member, the Water Authority is not for sale and there was no such meeting to discuss the sale of the Water Authority. Mr. Seibert further stated that he attended a meeting at the Water Authority as a Board member that was typical and proper and a matter of regular Water Authority Business.

BOARD COMMENTS

Mr. Seibert stated that he would suggest that the Board hire a part-time Code Enforcement Officer for up to 3 days per week. Mr. Seibert made a motion to separate the functions of the Zoning Officer and the Code Enforcement Officer and to place an advertisement for the position on the Township’s website. Mr. Exler provided the second and the motion was carried unanimously.

APPROVAL OF MINUTES

Mr. Biermeyer made a motion to approve the minutes of the February 16, 2017 meeting. Mr. Exler provided the second and the motion carried unanimously.

TREASURER’S REPORT

Mr. Biermeyer made a motion to approve the January 1 – January 31, 2017 Treasurer’s Report. Mr. Exler provided the second and the motion was carried.

Mr. Biermeyer made a motion to approve the February 1 – February 28, 2017 Treasurer’s Report. Mr. Exler provided the second and the motion was carried.

SOLICITOR’S REPORT

Solicitor Means reported that he had been called upon for work on a zoning ordinance amendment that involves marijuana dispensary and grower operations that will be addressed

tonight by the Board as part of New Business.

ENGINEER'S REPORT

Matt Pitsch of Senate Engineering reviewed the report as provided in writing to the Board.

Mr. Pitsch recommended release of the **Performance Bond for the Holiday Inn Express** Manhole Relocation Project. Mr. Seibert made a motion to release the bond. Mr. Biermeyer provided the second and the motion was carried unanimously.

Mr. Pitsch stated that the bid opening for the **2017 Paving Project** was held at the Township Building as advertised. The lowest bid for the 2017 project is Russell Standard at \$365,548.73 with all bonds in place. Mr. Biermeyer made a motion to award the 2017 Paving Project to Russell Standard. Mr. Exler provided the second and the motion was carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Service Agreement with John Morrow for Annual Clean Up: Mr. Seibert made a motion to enter into the service agreement with Morrow Refuge. Mr. Exler provided the second and the motion was carried unanimously.

2017 Great American Clean Up: Mr. Seibert made a motion to participate in the 2017 Great American Clean up on April 22, 2017. Mr. Biermeyer provided the second and the motion was carried unanimously.

Police Committee: Mr. Seibert made a motion to appoint two members of the Board of Supervisors to sit on the Police Committee. Mr. Seibert expressed an interested in the position and asked Mr. Exler if he would also be interested. Mr. Exler: Yes. Mr. Biermeyer provided the second and the motion was carried.

Curtiss Wright Stormwater Plan: Mr. Pitsch of Senate Engineering recommended that the Stormwater Management Plan be approved with explanation: 10,000 sq ft parking lot addition on a site consisting of 22 acres with no changes to outfalls. Mr. Exler made a motion to approve the Stormwater Management Plan as submitted by Curtiss Wright. Mr. Biermeyer provided the second and the motion was carried unanimously.

Jacoby Road Improvements: Mr. Pitsch reported that Township representatives met with the Indiana Township Manager and Municipal Engineer to discuss improvements to Jacoby

Road as submitted by Indiana Township to Allegheny County Conservation District for a Low Volume Road grant with shared in-kind expenses between Indiana Township and Harmar Township. Discussion ensued among the Board about the cost of the paving program award for current year road improvements. There was a consensus among the Board that the road improvements program for 2017 does not have room enough for additional costs. No action was necessary.

Zoning Ordinance Amendment – Marijuana Grower and Dispensary Operations:

Attorney Means provided a brief overview of the law enacted in May of 2016 in Pennsylvania that regulates marijuana growers and dispensaries in Pennsylvania. Attorney Means explained that the proposed ordinance has been reviewed by the Township Planning Commission and it has been recommended to locate the dispensary operations in the C-2 district and the grower operations in the I-1 district. Attorney Means also stated that the resolution would state that the ordinance would be effective immediately and advertised as a pending ordinance. Mr. Santilly of Alpha Tennis was present to address the Board in regard to the intended location in the I-1 zoning district for the grower operations. Mr. Santilly proposed that the grower operations also be permitted in the C-2 district. Discussion ensued among the Board. Mr. Seibert made a motion to approve Resolution 7-2017 providing for grower and dispensary uses as permitted uses in the C-2 zoning district. Mr. Exler provided the second and the motion was carried unanimously.

Municipal Records Disposition Request #2-2017: Mr. Biermeyer made a motion to approve request #2-2017 for disposition. Mr. Exler provided the second and the motion was carried unanimously.

Replacement Blinds for first floor windows: Mr. Seibert made a motion to replace the window blinds on the first floor that were installed when the building was built. Mr. Exler provided the second and the motion was carried unanimously.

ADJOURNMENT

There being no further business before the Board, Mr. Seibert made a motion to adjourn at 7:54. Mr. Exler provided the second and the motion was carried unanimously.

Respectfully submitted,



Dr. Donna J. Piper
Secretary/Treasurer