

Legislative Meeting Activity**June 18, 2018**

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
Motion to approve the Conditional Use Application of Masonic Villages at Sewickley to operate a Life Care Facility on their property located on Merriman Road in the R-2 District of Aleppo Township subject to the typed conditions that are incorporated by reference	Comm. Williams	VP Jones
Motion to grant preliminary land development plan approval to Masonic Villages at Sewickley for the land development plan known as Sewickley Independent Living Expansion for property located on Merriman Road subject to the conditions outlined for the afore-referenced corresponding conditional use approval	Comm. Williams	Comm. Darragh
Motion to grant minor subdivision plan approval to Masonic Villages at Sewickley for the lot consolidation plan known as Property Consolidation Plan #3 for Masonic Homes for property located on Merriman Road subject to the conditions outlined for the afore-referenced corresponding conditional use approval	Comm. Williams	VP Jones
Approve the Legislative Meeting Minutes of May 21, 2018	Comm. Darragh	VP Jones
Exonerate Rebecca B. & Lawrence A. Lynch – 308 Sewickley Ridge Circle/423-E-35 for \$20,000 reduction in assessed valuation for 2018 (refund of \$68.60) Exonerate Rebecca B. & Lawrence A. Lynch – 308 Sewickley Ridge Circle/423-E-35 for \$20,000 reduction in assessed valuation for 2017 (refund of \$68.60) Exonerate Mildred D. Krulak – 209 Ferry Road/424-E-134 for \$51,700 reduction in assessed valuation for 2017 (refund of \$177.33)	Comm. Darragh	VP Jones
Approve the May bill list in the amount of \$79,980.56 Ratify the May pre-paid bills in the amount of \$13,913.23 Ratify the May payroll transfers in the amount of \$24,955.03	VP Jones	Comm. Darragh

Motion to ratify the sale of the old dump truck bed to John Fulmer for \$1,750.00 through Municibid with the proceeds to be deposited into the truck fund

Comm. Darragh

Comm. Williams

Motion to adopt the intergovernmental cooperation agreement ordinance entering into a three-year contract with Ohio Township for police services

Comm. Darragh

VP Jones

Motion to adopt the amendment to the Ordinance Regulating Junk Yards and Storage Lots

Comm. Darragh

VP Jones

Motion to approve Perciavalle-Chandler Lot Line Revision Plan

Comm. Darragh

Comm. Duplaga

Adjournment

TOWNSHIP OF ALEPPO
LEGISLATIVE MEETING MINUTES

June 18, 2018

CALL TO ORDER:

President Matthew Doebler called the meeting to order at 7:00 PM with the Pledge of Allegiance and roll call. Those in attendance were Vice-President George Jones, Commissioner Arthur Williams, Commissioner Daniel Darragh, Commissioner Michelle Duplaga, Solicitor Harlan Stone, Manager Gwen Patterson and Secretary Kimberly Koskey.

7:01 PM CONDITIONAL USE HEARING - CONTINUATION:

MASONIC VILLAGES HAS APPLIED TO EXPAND THEIR RETIREMENT LIVING CAMPUS (1000 MASONIC DRIVE) WITH THE ADDITION OF 10 VILLAS.

At 7:02 PM the Board moved into executive session to discuss legal claims and pending litigation and returned to regular session at 7:20 PM.

Commissioner Williams made a motion to approve the Conditional Use Application of Masonic Villages at Sewickley to operate a Life Care Facility on their property located on Merriman Road in the R-2 District of Aleppo Township subject to the typed conditions that are incorporated by reference. Vice President Jones seconded. Solicitor Stone stated the list of conditions will be attached to the official minutes from the meeting. Please see attached conditions.

President Doebler stated that he will be voting yes, and he understands that there are people on both sides of this issue. He also explained the Board thought very carefully about this decision. He explained that if all the legal requirements are met, there is not much the Board can do to stop the development.

A roll call vote was taken. The motion passed unanimously.

Commissioner Williams made a motion to grant preliminary land development plan approval to Masonic Villages at Sewickley for the land development plan known as Sewickley Independent Living Expansion for property located on Merriman Road subject to the conditions outlined for the afore-referenced corresponding conditional use approval. Commissioner Darragh seconded.

A roll call vote was taken. The motion passed unanimously.

Commissioner Williams made a motion to grant minor subdivision plan approval to Masonic Villages at Sewickley for the lot consolidation plan known as Property Consolidation Plan #3 for Masonic Homes for property located on Merriman Road subject to the conditions outlined for the afore-referenced corresponding conditional use approval. Vice President Jones seconded.

A roll call vote was taken. The motion passed unanimously.

Solicitor Stone requested a two-week extension from Tim Bish, Masonic's attorney, to get the decision letter out on these applications. Tim Bish agreed to the two-week extension.

MINUTES:

Commissioner Darragh made a motion to approve the Legislative Meeting Minutes of May 21, 2018. Vice President Jones seconded. The motions passed unanimously.

PRESENTATION OF 2017 AUDIT:

Mark Turnley presented the 2017 Audit to the Board and the public. He stated the Township received an unmodified opinion on the financial statements which means the Township is in compliance with the GAAP requirements. He also stated that he encourages the Board to review the Management Discussion and Analysis. He explained this section of the report gives a summary of the results of the Township's financial activities for 2017 but also comparative with 2016. He reviewed the balance sheet for the governmental funds. He also reviewed the profit and loss totals for the year, the revenues and expenditures for actual purposes, the budget and the variance between them. He explained the GASB 54 (Governmental Accounting Standards Board) regulation which allows the Board to segregate the unused fund balance into assigned or committed funds. Mr. Turnley reviewed the budget amount breakdowns detailed in the report.

PUBLIC SAFETY REPORT:

Ohio Township Chief Joseph Hanny gave his report to the Board and the public for the month of May which included solicitation permits and fraud prevention. The report was accepted.

EMERGENCY MANAGEMENT:

No report.

PUBLIC WORKS:

Manager Patterson gave the monthly report to the Board and the public. The report was accepted.

ENGINEERING:

Mr. Ben Gilberti of HRG Engineers reported that he had the preconstruction conference with Mele & Mele and will issue a notice to proceed on July 2, 2018. There is not a start date yet, but they are trying for the middle of July. They will provide proper signing and at least 7-10 day notice to notify the residents. They will try to minimize the impact to the residents and will be done before school is back in session.

COMMUNICATIONS:

President Doeblar read an email from resident Carolyn Smith stating her concerns regarding Amazon moving in to Aleppo Township. He also read an email from resident Don Black praising the Ohio Township Police Department. President Doeblar announced the Fern Hollow Nature Center Summer Celebration event. He also stated admission to all Aleppo Township residents will receive free admission because of the annual donation from the Township.

PLANNING AND ZONING:

No report.

TAX COLLECTOR:

Clayton Steup gave his report for the month of May. The report was accepted.

TREASURER:

Clayton Steup gave his report for the month of May. The report was accepted.

Commissioner Darragh made a motion to exonerate Rebecca B. & Lawrence A. Lynch – 308 Sewickley Ridge Circle/423-E-35 for \$20,000 reduction in assessed valuation for 2018 (refund of \$68.60)

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Commissioner Darragh made a motion to exonerate Mildred D. Krulak – 209 Ferry Road/424-E-134 for \$51,700 reduction in assessed valuation for 2017 (refund of \$177.33)

Vice President Jones seconded. The motions passed unanimously.

FINANCE:

Vice President Jones made a motion to approve the May bill list in the amount of \$79,980.56.

Vice President Jones made a motion to ratify the May pre-paid bills in the amount of \$13,913.23.

Vice President Jones made a motion to ratify the May payroll transfers in the amount of \$24,955.03.

Commissioner Darragh seconded. The motions passed unanimously.

QVCOG:

President Doebler stated he received the QVCOG memo from Susan Hockenberry. There is a hard-to-recycle event on June 30, 2018 at Quaker Valley High School. He also reminded the residents that the Hard to Recycle Program is free and offered through Waste Management. President Doebler reported on an email that he received from Susan Hockenberry stating that Sewickley Borough plans to withdraw from the QVCOG as of December 31, 2018.

AMBULANCE AUTHORITY:

No report.

SOLICITOR:

No report.

UNFINISHED BUSINESS:

MOTION TO RATIFY THE SALE OF THE OLD DUMP TRUCK BED TO JOHN FULMER FOR \$1,750.00 THROUGH MUNICIBID WITH THE PROCEEDS TO BE DEPOSITED INTO THE TRUCK FUND:

Commissioner Darragh made a motion to ratify the sale of the old dump truck bed to John Fulmer for \$1,750.00 through Municibid with the proceeds to be deposited into the truck fund. Commissioner Williams seconded.

Manager Patterson explained this motion is to put into the record that the truck bed was sold, and the proceeds will be put back in to the truck fund.

The motion passed unanimously.

MOTION TO ADOPT THE INTERGOVERNMENTAL COOPERATION AGREEMENT ORDINANCE ENTERING INTO A THREE-YEAR CONTRACT WITH OHIO TOWNSHIP FOR POLICE SERVICES:

Commissioner Darragh made a motion to adopt the intergovernmental cooperation agreement ordinance entering into a three-year contract with Ohio Township for police services. Vice President Jones seconded. A roll call vote was taken. The motion passed unanimously.

MOTION TO ADOPT AMENDMENT TO THE ORDINANCE REGULATING JUNK YARDS AND STORAGE LOTS:

Commissioner Darragh made a motion to adopt the amendment to the Ordinance Regulating Junk Yards and Storage Lots. Vice President Jones seconded. The motion passed unanimously.

NEW BUSINESS:

MOTION TO APPROVE PERCIAVALLE-CHANDLER LOT LINE REVISION PLAN:

Vice President Jones made a motion to approve Perciavalle-Chandler Lot Line Revision Plan. Commissioner Duplaga seconded. The motion passed unanimously.

DISCUSSION OF STREET OPENING ORDINANCE DRAFT:

Manager Patterson presented a preliminary draft to address street opening permits in Aleppo Township. Solicitor Stone reviewed the draft and explained there are strong regulations included to protect the Township roads. Manager Patterson stated she would have a final draft for next month's meeting and could advertise the Ordinance to be approved for the August meeting.

President Doeblinger stated he and Vice President Jones met with a concerned resident regarding fracking in Aleppo Township. He would like to have a discussion at the July Workshop meeting.

CITIZEN PARTICIPATION:

Resident Sandy Moore expressed her concerns regarding extra traffic with Amazon leasing space at 503 North Drive.

Michelle Knoll from Ohio Township introduced herself to the Board and the public and stated that she is running for State Representative.

ADJOURNMENT:

President Doebler adjourned the meeting at 8:37 PM.

Respectfully submitted,

Kimberly A. Koskey
Township Secretary

C. Motion to Approve the Conditional Use Application of Masonic Villages at Sewickley to operate a Life Care Facility on their property located on Merriman Road in the R-2 District of Aleppo Township subject to the following conditions:

1. Approval of the Preliminary and Final Subdivision and Land Development Plans submitted by Applicant in connection with this Project including the requested Lot Consolidation.

2. Applicant's continued compliance with all previously issued zoning variances and the conditions of prior approvals for the subject property.

3. Applicant's continuing compliance with the comments and recommendations set forth in HRG Engineers comment letters dated February 6, 2018, and March 6, 2018 to the extent they have not already been satisfactorily addressed. Those have been identified by HRG as:

a. The applicant will provide evidence that a highway occupancy permit has been submitted and plans should note access to state highways shall only be authorized by PennDOT [350-15.C];

b. Plans must be approved by Allegheny County Conservation District. A copy of NPDES storm water approval should be provided when obtained [350-15.C]

c. Prior to final plan approval of the stormwater management plan for the site, the property owner/ applicant shall sign and record a maintenance agreement covering all storm water control facilities which are to be privately owned[350-B.(1)].

4. Compliance with the comments of the Allegheny County Department of Economic Review letters dated February 20, 2018 and February 27, 2018 to the extent they have not already been addressed.

5. Applicant's entering into a standard developer's agreement prepared and approved by the Township Solicitor.

6. The commencement of construction for all of the buildings in the Project within 2 years from date of final approval of the land development plan for the Project, and completion of construction of the entire Project within 3 years of the date of final approval of the land development plan for the Project.

7. No further expansion or extension of the use or the buildings without further Township approvals.

8. Compliance with all applicable State, Local, and Federal Laws, including but not limited to the Township's Zoning and Subdivision and Land Development ordinances.

9. The properties that are the subject of this decision are identified as 861 Red Gate Road, currently designated as Allegheny County Tax Parcel ID No. 423-P-83, (hereinafter referred to as "Parcel 423-P-83") and 871 Red Gate Road, currently designated as Allegheny County Tax Parcel ID No. 423-P-89 (hereinafter referred to as "Parcel 423-P-89"). Parcel 423-P-83 is currently assessed at \$338,000.00 for property tax purposes, representing an aggregate of \$8,821.22 in current property taxes to the County, Township and School District at discount (specifically, County - \$1,566.77, Township - \$1,159.34, and School District - \$6,095.11). Parcel 423-P-89 is currently assessed at \$62,800.00 for property tax purposes, representing an aggregate of \$1,638.97 in current property taxes to the County, Township and School District at discount (specifically, County - \$291.10, Township - \$215.40, and School District - \$1,132.47). The current aggregate assessed value for property tax purposes of Parcel 423-P-83 and Parcel 423-P-89 is \$400,800.00 (hereinafter referred to as the "Current Aggregate Assessed Value"), representing current property taxes to the County, Township, and School District of: County - \$1,857.87, Township - \$1,374.74, and School District - \$7,227.58 (hereinafter referred to as the "Current Property Taxes"). The applicant shall continue to make annual payments to the County, Township, and School District for Parcel 423-P-83 and Parcel 423-P-89 in the amount of the Current Property Taxes or the Current Aggregate Assessed Value at the then-current millage rate, whichever is greater, until construction is complete and an occupancy permit is issued for the additional 5 villa style buildings at which time the applicant shall begin making a supplemental payment of \$2,000 annually in addition to all other payments as provided in the Supplement to the Agreement for Payment in Lieu of Property Taxes dated 2004, as supplemented and as amended, (hereinafter referred to as the "PILOT"), which the applicant will continue to pay for the then remaining term of the PILOT. Thereafter, any annual payments would be considered by the Applicant, County, Township and School District as part of a renegotiation of the PILOT.

D. Motion to grant preliminary land development plan approval to Masonic Villages at Sewickley for the land development plan known as Sewickley Independent Living Expansion for property located on Merriman subject to the conditions outlined for the afore-referenced corresponding conditional use approval.

E. Motion to grant minor subdivision plan approval to Masonic Villages at Sewickley for the lot consolidation plan known as Property Consolidation Plan #3 for Masonic Homes for property located on Merriman Road subject to the conditions outlined for the afore-referenced corresponding conditional use approval.