

Minutes of the Regular Meeting
Of the South Park Township Planning Commission
South Park, PA 15129
August 23, 2023

Pledge of Allegiance

Notice to Attendees Notice was read by Russ Bracker.

Roll Call The meeting was called to order by Russ Bracker.

Present: H. Russell Bracker, Patrick Sable, James Waychoff, Adrian Weil, Mark Depretis, John Papinchak and Cynthia Klein.

Also present were Thomas Bonidie, Code Enforcement Officer, Ryan Enoch for the Township Engineer and Emily Bernhardt for the Planning Consultant.

Approval of Minutes

Motion was made by Mr. Waychoff/Ms. Klein, seconded by Mr. Weil to approve the minutes from the May 24, 2023 regular Planning Commission Meeting. All members voted aye. The motion is carried.

**BP Municipal Authority
Grit & Headworks Improvements Project-
Minor Land Development-
Preliminary/Final Approval**

Mr. Bracker: On our agenda tonight is the Bethel Park Municipal Authority Grit and Headworks Improvements Project. Is there someone here to represent that project? If you could sign in, state your name for the record and tell us about the project.

Mr. Daniel Goodwin, Wade Trim, 444 Liberty Avenue, Pittsburgh, PA 15222: I already signed in. My name is Dan Goodwin, I am with Wade Trim and we are the Engineer for the Bethel Park Municipal Authority. And the project before you is what we are calling the 2021 Grit and Headworks Improvements Project. This project is being done basically as part of the Authority's efforts to upgrade their Treatment Plant to meet future regulations that are being imposed upon them by PADEP for their NPDES permit. More stringent regulations are coming forth so the project actually has quite a few components to it but it is in a very confined space. It's basically a new Grit and Headworks Facility, the facility is going to basically take new raw sewage, it's going

to move rags and debris up front including grit and it's also going to have new raw sewage pump station so that's the flow that comes into the plant, it's going to get pumped up to this new (inaudible) facility. There's also some solids improvements projects we're doing to the existing facility. I think the one thing that is kind of nice about this is that the footprint is fairly minimal, because we had some existing tanks down there right now that are no longer in use. They have been out of commission for a while, and the new Headworks building is basically going to go in the footprint of that, of those existing tanks. So, we are not actually having to, you know, do a lot of new excavation or, you know, taking any kind of additional property and so on and so forth. There will be some renovations to the existing facilities as well. Again, the majority of that is existing. There's two new minor facilities that are going to be added. There's going to be what's called a Sludge Thickening Tank, it's 50-foot diameter tank that's going to help thicken the sludge, that's a new tank on the property. And then there is going to be a small Phosphorous Building that will basically house chemicals for removal of phosphorous which is one of the chemicals that we have to treat for as part of the NPDES permits. So, again, very minimal in terms of I guess the service of the existing property. We believe, we've gone through the (inaudible) process, had reviews by the Engineer, Planning Commission revisions, have met all your storm water requirements. There is going to be very minimal additional parking, basically the parking, we are not bringing in any additional employees or anything like that, so it's the same staff that is going to be there managing that is there now. So, there is very little additional pavement. There is going to be maybe just some additional sidewalks and stuff like that to access the new facilities so there would be a small increase of the impervious surface but we have accounted with that with the stormwater facilities. Because, basically the entire facility is being built within the confines of the existing footprint of those tanks, there's, again the buffers are going to stay the same. We are not going to be taking away any trees, we are not going to be knocking down any fences, we are not going to be taking away the border that is there right now between the houses and the facility. So, basically the facility itself is going to stay completely the same in terms of those things. So, again no traffic requirements as part of this, and this is a requirement basically, we have to do this, this upgrade is being warranted by them so, here we are and I would be glad to answer any questions you guys might have about the project.

Mr. Bracker: Thank you. Mr. Enoch, as our Township Engineer do you have comments or questions?

Mr. Enoch: Gateway has reviewed the plans and the applicant has addressed all the technical comments. The only additional items are administrative items including 3rd party approvals, a cost estimate for bonding purposes (Developer's Agreement), and a stormwater management maintenance agreement. That's it.

Mr. Bracker: Okay, thank you. Ms. Bernhardt, as our Planning Consultant do you have any comments or questions?

Ms. Bernhardt: No, EDP recommends that the plan moves forward to the Board of Supervisors based on our review and the fact that it meets all of the required policy requirements that the applicant submitted.

Mr. Bracker: Mr. Bonidie, as the Township Code Enforcement Officer do you have any comments or questions?

Mr. Bonidie: No comments.

Mr. Bracker: Thank you, does anyone in the audience have any comments or questions. And does anyone on the Planning Commission have any comments or questions? Okay, so then there are two items that we are going to vote on. The first is to make sure that, is just saying is the application correct, and the second is actually the motion to approve or table or not accept this minor land development.

Motion made by Mr. Depretis, seconded by Mr. Weil, to accept this preliminary and final application for a Minor Land Development as being complete per the Subdivision and Land Development Ordinance. All members voted aye. The motion is carried.

Motion made by Mr. Sable, seconded by Mr. Waychoff, to recommend this application for preliminary and final approval for a Minor Land Development, identified as the Bethel Park Municipal Authority 2021 WWTP Grit and Headworks Improvements Project to be located at 3100 Piney Fork Road. All members voted aye. The motion is carried.

Next Regular Wednesday, September 27, 2023 at 7:00 p.m.

Meeting
Adjournment Motion was made by Ms. Klein seconded by Mr. Depretis to adjourn the meeting.
All members voted aye. The motion is carried.

Time: 7:10 P.M.