

**Minutes of the Regular Meeting  
of the South Park Township**

**Board of Supervisors**

**April 8, 2024**

**Pledge of Allegiance**

**Roll Call**

Ed Snee presiding. Board member Lawrence Vogel was present. Also in attendance were Karen Fosbaugh, Township Manager; Chief McDonough; Aaron Laughlin, Director of Public Works; and Irv Firman, Solicitor; and Tom Bonidie, Code Enforcement Officer. Absent: Board Member Brian Lucot.

Two or more members of the Board of Supervisors were together on the following occasions which were executive sessions, informational meetings, or Township-related events:

Monday, March 11, 2024 – After the regular meeting to discuss personnel issues;

Tuesday, March 26, 2024 – Personnel issues;

Thursday, April 4, 2024 to Saturday, April 6, 2024 – Allegheny League of Municipalities (ALOM) Seven Springs Conference.

Monday, April 8, 2024 – Issues involving safety.

**PLEASE BE INFORMED THAT THE TOWNSHIP OF SOUTH PARK RECORDS ALL PUBLIC MEETINGS AS PART OF THE MEETING MINUTES PROCESS.**

**ANYONE SPEAKING THIS EVENING IS REQUESTED NOT TO REPEAT THE SAME POINTS ADDRESSED AT A PRIOR MEETING. RESIDENTS ARE REMINDED THAT THE BOARD OF SUPERVISORS IS REGULATED TO ADHERE TO EXISTING ORDINANCES.**

**THE AUDIENCE AGENDA WAS PLACED ONLINE FOR RESIDENTS WHO MAY WISH TO OFFER PUBLIC COMMENT OR ASK A QUESTION WHICH WILL BE ENTERED INTO THE RECORD AT THE MEETING THIS EVENING. COMMENTS/QUESTIONS WERE TO BE SUBMITTED NO LATER THAN 4:30 P.M. TODAY.**

Mrs. Fosbaugh stated that she received an email today at 11:43 a.m. from Danielle Strimlan. Ms. Strimlan asked that the following comments be read into the public record since she is out of town and unable to attend the meeting. She would like to ask the Board to consider amending the Oil and Gas Ordinance to include that all above ground operations have a

1,000' setback from any existing structure and that the Township eliminate the possibility of injection wells being erected within the districts boundaries.

### **Call on the People**

**Kevin Baldauf, 6350 Helen St.** – Mr. Baldauf asked for an update on the dilapidated property located at 6352 Helen St. Mrs. Fosbaugh replied that there was an interested party that flips houses. They had submitted an application a year ago under the Vacant Property Recovery Program (VPRP). Due to the difficulty they had with Allegheny County, and the amount of money they were required to post and tie up for a significant period of time, they could not commit to the project and withdrew their application. Mr. Baldauf commented that the house has been vacant for nine years, and there are many rodents living within the structure. Mrs. Fosbaugh stated that the interested party indicated approximately three weeks ago that they would directly contact the heirs to the property.

**Judy Kirkland, 2248 Watchfield Dr.** – Ms. Kirkland explained that she is present at the meeting to address the Kay Plan of Lots subdivision. She commented that she was not aware that the Township did not own the cul-de-sac and that the former owner, Quality Rentals, made the cul-de-sac permanent. She mentioned that she was told that they would only create two parcels because of the wetlands. At an earlier meeting it was said that one of the wetlands does not exist anymore, which she does not understand. She stated that she has issues with the demise of the wetland and that four parcels are to be created instead of two. Ms. Kirkland commented that construction vehicles were to access the property via Decker Drive, not Watchfield Drive. She also inquired about slide issues.

**Diana Ifft Cecotti, 2233 Watchfield Dr.** – Ms. Cecotti expressed her opposition to the Kay Plan of Lots 4-Lot Subdivision. She mentioned that the setback requirements for the new 4-lot subdivision are not the same as the houses currently located on Watchfield Drive. Ms. Cecotti commented that wetlands need protected, and the over development of the cul-de-sac runs the risk of drying out all of the wetlands in that area.

**Rhonda Keebler, 2229 Watchfield Dr.** – Ms. Keebler commented that the Planning Commission members did not unanimously recommend approval for the Kay Plan of Lots. Mr. Weil opposed the motions because Mr. Kay needs to follow proper channels like everyone else.

**Gregory Gorman, PVE Engineering** – Mr. Gorman stated that he is present on behalf of Dave and Angela Kay to discuss the Kay Plan of Lots Subdivision. The proposal intends to subdivide the existing lots as 2220 and 2222 Watchfield Drive into four total lots. The combined area of the lots total 5.17 acres. Each of the lots are the remnants or vacant parcels of the Bonnie Dell Acres Subdivision. The proposed subdivision will provide .87 acres for each of lots 1 through 3. The proposed lot 4

will be comprised of the remaining 2.56 acres. On-sight public storm and sanitary sewer is proposed to accommodate service connections to lots 1 and 2. Construction plans and the bond estimate have been provided with the application, and the applicant is aware of the requirement of the Developer's Agreement and bond. This subdivision has been developed in accordance with South Park Township's regulations for R-1 Low-Density Residential Zoning District. In March of 2023, in advance of the Kay's purchasing the lots, they utilized a wetland consultant, Gailey Environmental, who provided a wetland delineation report. They found that the two low lying depressional areas in the sight do not meet the requirements of the Army Corp of Engineers standard for delineating wetlands. They did identify a previously unidentified wetland, and that report was provided with the application. The lots provide the 35' front yard setback, and that is from the right-of-way, not the curblin. The side-yard setback is 12' on both adjoining lots. Mr. Bonidie inquired about the acreage for lots 1 and 2, and Mr. Gorman replied that lots 1, 2 and 3 are .87 acres. Ms. Cecotti commented that the homes directly next to the cul-de-sac are each well over an acre. She provided a picture of camera structures that were erected on the Kay Plan of Lots.

**Action on Minutes**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the minutes of the Public Hearing held on March 11, 2024, to determine if the property located at 5916 Curry Road should be declared a public nuisance, and possibly pursuing the demolition process, as the condition is a threat to the health, safety and welfare of the Township residents. All members voted aye. Motion carried.

**Action on Minutes**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the minutes of the Regular Meeting of the Board of Supervisors held on March 11, 2024. All members voted aye. Motion carried.

**Action on Invoices**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the payment of invoices for the month of March, 2024. All members voted aye. Motion carried.

**Action to Determine Public Nuisance – Demolition Process – Mary Rose Champion – 5916 Curry Road**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve declaring the following property a public nuisance, and possibly pursuing the demolition process as it is a threat to the health, safety and welfare of Township residents:

**Owner(s):**

Mary Rose Champion (deceased)

**Location:**

5916 Curry Road  
Pittsburgh, PA 15236  
Lot/Block No. 564-C-293

All members voted aye. Motion carried.

**Action on Waiver Request – Kay Plan of Lots – Minor Subdivision – Preliminary/Final Approval**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the waiver request to §118.15.1.7 of the Subdivision and Land Development Ordinance, as submitted by the developers, David and Angela Kay, which would allow the Kay Plan of Lots located at 2220-2222 Watchfield Drive, a four-lot subdivision, to be considered for preliminary and final approval simultaneously, as recommended by the Township Engineer and Planning Consultant. All members voted aye. Motion carried.

**Action on Preliminary and Final Approval – Kay Plan of Lots Minor Subdivision – 2220-2222 Watchfield Drive**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve granting preliminary and final approval to the minor subdivision identified as the Kay Plan of Lots, to be located at 2220-2222 Watchfield Drive, contingent upon the following:

A. A fully executed Developer’s Agreement, accompanied by the appropriate bonds and fees, must be in place prior to the onset of construction activities;

as recommended by the Township Engineer, Planning Consultant, and members of the Planning Commission. All members voted aye. Motion carried.

**Action on Bond Reduction – Rhino Rentals – 2249 Brownsville Road**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the reduction of the cash bond posted by Developer Andrew Dorfner, d/b/a Rhino Rentals LLC, for the project identified as Rhino Rentals located at 2249 Brownsville Road, as follows:

Bond	\$163,037.38
Reduction	( \$ 74,763.74)
Remaining Balance	\$ 88,273.64

All members voted aye. Motion carried.

**Action on Final Release of Bond – Former MC Garage Site Plan – 1157 Forest Avenue – Tom Shanahan dba 134 Suthoff LLC**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the request submitted by owner Tom Shanahan, dba 134 Suthoff LLC, to release Letter of Credit No. STB105.0 in the amount of \$14,850.00, posted to guarantee the completion of the site improvements for the minor land development located at 1157 Forest Avenue, as recommended by the Township Engineer. All members voted aye. Motion carried.

**Action to Appoint Member to Planning Commission – Rob Devine**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the appointment of Rob Devine, Wilson Road, to the South Park Township Planning Commission for a term that will expire the first Monday of the year 2028. All members voted aye. Motion carried.

**Action to Appoint Member to the Police Pension**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the appointment of Ron Loncharich, Kings Court, to the South Park Township Police Pension Committee. All members voted aye. Motion carried.

**Committee – Ron  
Loncharich**

**Action on  
Retirement –  
Administrative  
Assistant Terri  
Letender**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the retirement of Terri Letender from her position as an Administrative Assistant with South Park Township, effective at the close of the business day on Thursday, June 20, 2024. All members voted aye. Motion carried.

**Action on Resolution  
No. 4-24**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve Resolution No. 4-24: A RESOLUTION OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, DECLARING APRIL 8-14, 2024, AS LOCAL GOVERNMENT WEEK. All members voted aye. Motion carried.

**Action on Training  
Request – Basic  
Patrol Response to  
Active Shooter  
Incidents – Officer  
Brian Jesionowski**

Motion by Mr. Vogel, seconded by Mr. Snee, to authorize the attendance of Officer Brian Jesionowski to a training session sponsored by the South Hills Area Council of Governments (SHACOG) entitled, “Basic Patrol Response to Active Shooter Incidents,” which will be held in Coraopolis, PA on May 20-21, 2024, at a total cost to the Township of \$12.00. All members voted aye. Motion carried.

**Action on Training  
Request – Advanced  
Patrol Response to  
Active Shooter  
Incidents – Sgt.  
Richard Griffith and  
Officer Brian  
Jesionowski**

Motion by Mr. Vogel, seconded by Mr. Snee, to authorize the attendance of Sgt. Richard Griffith and Officer Brian Jesionowski to a training session sponsored by the South Hills Area Council of Governments (SHACOG) entitled, “Advanced Patrol Response to Active Shooter Incidents,” which will be held in Coraopolis, PA on May 22, 2024, at a total cost to the Township of \$12.00. All members voted aye. Motion carried.

**Action on Training  
Request – Pedestrian  
Collision  
Reconstruction –  
Sgt. Richard Griffith**

Motion by Mr. Vogel, seconded by Mr. Snee, to authorize the attendance of Sgt. Richard Griffith to a training session sponsored by the Pennsylvania State Police entitled, “Pedestrian/Bicycle Collision Investigation,” which will be held at Peters Township Police Department on July 15-19, 2024, at a total cost to the Township of \$30.00. All members voted aye. Motion carried.

**Action on  
Assessment Change  
Reimbursements –  
Lawrence P. Arrigo,  
Tax Collector**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve Township real estate tax refunds for the calendar years 2022 and 2023, as a result of successful appeals at the County level, as requested by Tax Collector Lawrence P. Arrigo, in correspondence dated March 4, 2024, and March 8, 2024. All members voted aye. Motion carried.

**Action on MS4  
Report –March,  
2024**

Mrs. Fosbaugh explained that following is the MS4 report for March dated April 8, 2024. MS4 is the acronym for Municipal Separate Storm Sewer System. It is a series of mandates by the Department of Environmental

Protection (DEP) that all communities in Pennsylvania must abide by in order to maintain the integrity of the fresh water supply.

1. The part-time litter collection employee continued on with litter collection activities on Township streets to prevent trash from impacting the function of the stormwater inlets. The Township's semi-annual clean-up day is scheduled for Saturday and includes document destruction, electronic waste recycling and prescription drug collection, all of which affect the fresh water supply in one fashion or another.
2. The Public Works Department rebuilt 2 inlets in March.
3. The Public Works Department continued to inspect outfalls in March. The project will conclude in April.
4. Jet Jack, the contractor for the 2024 Township Wide Sanitary Sewer Program, began the point repair component of the project last week.
5. Township Supervisors Ed Snee and Brian Lucot, the Administrative Assistant and the Township Manager attended the Allegheny League of Municipalities Spring Conference Friday, April 5, 2024. One of the classes attended by Township officials was an educational session entitled, "Clearing the Pipes: Inflow and Infiltration Strategies," which addressed sanitary sewer maintenance.
6. Curb work and inlet evaluation and repair associated with the 2024 Paving Program is underway. Without sufficient curb work in place, the freshwater runoff will not be directed into the inlets.
7. The Administrative Assistant has inspected 241 inlets to date as part of the MS4 requirements.

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the MS4 Report for the month of March, 2024. All members voted aye. Motion carried.

**Police Chief's Report** The Police Chief's Report for March, 2024:

Calls for Service	574
Arrests	7
Traffic Citations	50
Parking Citation	1
Warnings Issued	83
Reportable Accidents	4
Non-Reportable Accidents	9
Fire Calls	8
Emergency Medical Assists to Tri-Community EMS	76
Deer Struck by Vehicles	5

Motion by Mr. Vogel, seconded by Mr. Snee, to approve the Police Chief's report for the month of March, 2024. All members voted aye. Motion carried.

**Supervisors'  
Comments**

**Mr. Vogel** – Mr. Vogel congratulated Terri Letender on her retirement. He recognized and expressed his appreciation to both Broughton VFD and Library VFC, as well as the Police Department for their hard work during a very busy week. He also expressed his appreciation to Public Works for keeping the flood waters at bay. Mr. Vogel thanked all volunteers for their hard work and dedication.

**Mr. Snee** – Mr. Snee thanked the road crew and Police Department for their hard work during the hard rains. Mr. Snee stated that at the ALOM Conference, South Park Township received a Community Citation of Recognition from Allegheny County for being a Banner Community, and he read aloud the award.

**Mrs. Fosbaugh** – Mrs. Fosbaugh commented that she wished Terri all the best, who was her assistant and was wonderful to work with. She added that she is happy that Terri will be able to enjoy her retirement, but she will miss her. Mr. Snee added that she will be deeply missed, and she did an excellent job.

**Adjournment**

Motion by Mr. Vogel, seconded by Mr. Snee, to adjourn the meeting. All members voted aye. Motion carried.

**Time: 7:46 p.m.**