

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

Board of Supervisors

June 13, 2022

Pledge of Allegiance

Roll Call

Walt Sackinsky presiding. Board members Edward Snee and Brian Lucot were present. Also in attendance were Karen Fosbaugh, Township Manager; Chief Dennis McDonough; Tom Bonidie, Code Enforcement Officer; and Irv Firman, Solicitor. Absent: Aaron Laughlin, Director of Public Works.

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, May 9, 2022 – After the regular meeting to address personnel issues.

Tuesday, May 17, 2022 – Police Pension Meeting.

Monday, June 13, 2022 – Prior to the regular meeting to address personnel issues.

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 for the record that an email was received from Mr. Baron Lindsay requesting to speak at the meeting this evening. No other emails or comments were received.

Call on the People

Gordon Nicewanger, 6345 Helen Street – Mr. Nicewanger expressed his concern regarding the house at 6352 Helen Street which has been vacant for 40 years. He remarked that children frequently trespass on the property and break into the house. The police have been called numerous times. The house is an eyesore. The ceilings are falling down, and the house is beyond repair. Mr. Nicewanger suggested the house be demolished. He inquired about the process for nuisance properties. Mr. Sackinsky replied that scheduling a Public Hearing this evening is part of the process, and the heirs of the estate will be notified. If the heirs do not address the nuisance situation, the Township will maintain and lien the property. Mr. Sackinsky mentioned that the property may be placed on the Vacant Property Recovery Program list. Mr. Nicewanger inquired about the length of time to alleviate the situation. Mrs. Fosbaugh replied that this evening the Township will authorize a Public Hearing to be held in July. She commented that Mr. Nicewanger's neighbor submitted photos of the property, including the inside of the house. The photos were distributed to the supervisors, and the Township officials will be inspecting the property prior to the Public Hearing. Mrs. Fosbaugh explained that the Vacant Property Recovery Program gives an opportunity where people can gain control of vacant properties through Allegheny County. There is a process with specific guidelines and criteria that must be met, as well as a cost involved. The Township is currently compiling a list of all properties in the Township that can be acquired through the Vacant Property Recovery Program, and the list will be made available to the public. Mr. Sackinsky thanked Mr. Nicewanger for coming forward and assured him that the Township will be doing their due diligence regarding to the nuisance property.

Baron Lindsay, 2221 Ridge Road – Mr. Lindsay stated that he has just come from the South Park School District board meeting. He commented that he is a 30 year resident of South Park Township and believes it is the greatest place in the world to live. Mr. Lindsay expressed his concern regarding the recent tragedy at the elementary school in Uvalde, Texas. This fall, he will be sending the first of his four children to the elementary school, and his excitement is mixed with anxiety. Mr. Lindsay called upon the local leadership to take responsibility for the well-being of all South Park residents, especially the most vulnerable, to better protect and strengthen our schools. Mr. Snee informed Mr. Lindsay that the Township police officers walk the hallways of the schools beside the SRO officer and will continue to do the best that they possibly can. Mr. Snee added that the Township fire departments participate, our police officers go in and out of the schools continually, and there are extra patrols when the schools are open. Mr. Lucot mentioned that he understands Mr. Lindsay's anxiety, since he has three children that attend the schools, as well. He mentioned the commendable job that our police officers did for the Kindercare incident where a person drove their vehicle onto the Kindercare property. Precautions were taken to ensure the future safety of the daycare facility.

Mr. Lucot believes that the Township and School District should continually assess and upgrade safety protocol, and he trusts that the Township Police Department will continue to do a great job in our community.

Tracy Sabich, 6339 Helen Street – Ms. Sabich commented that she is present to discuss the vacant property at 6352 Helen Street. She stated that she lives diagonally from the property, and it has been an eyesore for many years. Ms. Sabich mentioned that she took pictures of the property and sent them to Mrs. Fosbaugh to share with the supervisors. She is concerned that the deplorable condition of the property will bring down the property value of their homes. She has seen a prescription bottle in the house and expressed her concern for children trespassing in the house and possibly taking the pills. She mentioned that the grass is extremely overgrown, and there are chemicals located on the property. Ms. Sabich commented that there are other vacant houses on Helen Street where the grass is overgrown. She asked that the supervisors take the situation seriously, as she will be placing her house on the market in the fall. Mr. Sackinsky assured Ms. Sabich that they will take the matter seriously. He added that there is a legal process which will begin this evening. Ms. Sabich commented on the condition of the roads in her neighborhood. She was told last month by Mrs. Fosbaugh that they would be paved once the gravel settled where the new gas lines were installed. The roads are in horrible condition, and she would like to know when they will be paved. Mrs. Fosbaugh stated that she has received notification from the water company that they will begin paving on Main Boulevard and Pleasant Street on Wednesday and will continue paving throughout the Township. The gas company will also start paving throughout the Township. Mr. Sackinsky remarked that after the work is complete, Ms. Sabich will have all newly paved roads in her area. Mrs. Fosbaugh added that through the cooperative relationship that the Township has with the gas and water companies, the streets will be paved without one tax dollar invested, except for a small portion on Pleasant Street that the Township will have paved. Ms. Sabich also mentioned that the Watch Children Sign and the Weight Limit Sign cannot be read because of overgrown vegetation at 6367 Helen Street. She inquired about the poles on the corner in front of that house, and Mr. Snee replied that that area was formerly a bus stop. Ms. Sabich stated that the bent over poles are an eyesore. Mr. Sackinsky stated that the Township will look into the issues that she has addressed.

Kevin Baldauf, 6350 Helen Street – Mr. Baldauf stated that he lives next door to the vacant property previously discussed. He explained that years ago, after the mother passed away, the heirs had their names removed from the deed, as they wanted nothing to do with the property. Mrs. Fosbaugh stated that Allegheny County lists the property owner as The Estate of Irene Dolen. Mr. Baldauf commented that the property is in such disrepair that it would cost between \$65,000 to \$80,000 to

renovate. Mr. Sackinsky explained that part the of Township’s Nuisance Property procedure involves an engineer inspecting the property to determine if it is unsafe for habitat, in which case the property would be demolished. Mr. Baldauf mentioned that there is a possibility that the roots from a tree have grown through the foundation. He stated that he cuts the grass on the driveway side, and his landscaper trims the weeds every other month. He remarked that there are broken windows, which allows for wildlife to enter the house, including bats in the attic. Currently, the only entrance way into the house is through the front door, where children have trespassed. He added that the garage is filled with garbage. Mr. Sackinsky encouraged Mr. Baldauf to attend the Nuisance Hearing next month.

Action on Minutes

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the minutes of the Regular Meeting of the Board of Supervisors held on May 9, 2022. All members voted aye. Motion carried.

Action on Invoices

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the payment of invoices for the month of May, 2022. All members voted aye. Motion carried.

Action on Land Development Agreement – Coffey Site Plan – Minor Land Development – 1134-1136 Cochrans Mill Road – Paul Coffey Properties, LLC

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the Land Development Agreement by and between Paul Coffey Properties, LLC, and the Township of South Park, which defines the terms and conditions for the completion of the site improvements associated with the project identified as the Coffey Site Plan for the project to be located at 1134-1136 Cochrans Mill Road, contingent upon the following:

A. All outside storage of materials and equipment shall be located behind the minimum required front building line and shall be screened from view from any public street or any immediately adjoining residential property by a minimum six feet (6’) high evergreen hedge or opaque fence;

B. Any property located within three hundred feet (300’) of a property in a residential district shall cease operations between 7:00 p.m. and 7:00 a.m.; and

C. Any and all renovations to the existing building will require compliance with the 2015 International Building Code, as well as the issuance of a building permit by South Park Township prior to the onset of construction activities,

and further authorizing the appropriate Township officials to execute said Agreement, as recommended by the Township Solicitor. All members voted aye. Motion carried.

Action on Storm Water Facilities Maintenance & Monitoring Agreement – Coffey Site Plan – 1134-1136 Cochrans Mill Road – Paul Coffey Properties, LLC

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the Storm Water Facilities Maintenance & Monitoring Agreement by and between Paul Coffey Properties, LLC, and the Township of South Park, which defines the terms and conditions for the construction, inspection, operation, maintenance, repair, elimination and/or replacement of the on-site facilities for the proposed project identified as Coffey Site Plan, to be located at 1134-1136 Cochrans Mill Road; and further authorizing the appropriate Township officials to execute said Agreement, as recommended by the Township Solicitor. All members voted aye. Motion carried.

Action on Minor Subdivision – Summit Station Phase 2 – Subdivision of Parcel No. 205 – Preliminary and Final Approval

Motion by Mr. Snee, seconded by Mr. Lucot, to approve granting preliminary and final approval to the minor subdivision identified as Summit Station Phase 2 – Subdivision of Parcel No. 205, as submitted by NVR, Inc. to be located at 3001-3005 Penbrook Drive, as recommended by the Planning Commission, Township Engineer, and Planning Consultant. All members voted aye. Motion carried.

Action on Minor Subdivision – Summit Station Phase 2 – Subdivision of Parcel No. 206 – Preliminary and Final Approval

Motion by Mr. Snee, seconded by Mr. Lucot, to approve granting preliminary and final approval to the minor subdivision identified as Summit Station Phase 2 – Subdivision of Parcel No. 206, as submitted by NVR, Inc., to be located at 3007-3011 Penbrook Drive, as recommended by the Planning Commission, Township Engineer, and Planning Consultant. All members voted aye. Motion carried.

Action to Authorize the Preparation and Advertisement of an Ordinance – Amending the Zoning Ordinance – Beverage Distributor

Motion by Mr. Snee, seconded by Mr. Lucot, to approve authorizing the preparation and advertisement of an Ordinance amending Ordinance No. 556, Zoning Ordinance, as it pertains to the definition of beverage distributor and establishing certain other requirements, scheduling a public hearing for August 8, 2022, at 6:45 p.m., with action on said Ordinance anticipated to take place at the regular meeting immediately following. All members voted aye. Motion carried.

Action to Schedule Nuisance Hearing – 6352 Helen Street – Estate of Irene Doleno

Motion by Mr. Snee, seconded by Mr. Lucot, to approve scheduling a Public Hearing on Monday, July 11, 2022, at 6:45 p.m., for the purpose of receiving testimony to determine if the following property should be declared a public nuisance and possible demolition of the structure with the preparation and adoption of the appropriate ordinance:

Owner(s):
Estate of Irene Doleno

Location:
6352 Helen Street
South Park, PA 15129
887-K-147

All members voted aye. Motion carried.

**Action on Resolution
No. 9-22**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve ratifying Resolution No. 9-22: A RESOLUTION OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE FILING OF AN APPLICATION FOR FUNDING THROUGH THE GREENWAYS, TRAILS AND RECREATION PROGRAM (GTRP) GRANT FROM THE COMMONWEALTH FINANCING AUTHORITY FOR THE PURPOSE OF CONSTRUCTING TRAILS AT EVANS PARK COMPLEX. All members voted aye. Motion carried.

**Action on Resolution
No. 10-22**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve Resolution No. 10-22: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, APPROVING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF A PARCEL OF VACANT PROPERTY KNOWN AS BLOCK AND LOT NUMBER 1009-B-295, LOCATED OFF GRANT STREET, WOULD BE IN ACCORD WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY. All members voted aye. Motion carried.

**Action on Request
for Inter-Municipal
Transfer of PLCB
License – Park
Social LLC – 2525
Brownsville Road**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the request submitted by Park Social LLC, for approval of an inter-municipal transfer of Restaurant Liquor License No. R-18426, California Pizza Kitchen, 1000 Ross Park Mall Drive, Pittsburgh, PA 15237, to Park Social LLC, 2525 Brownsville Road, South Park, PA 15129, which is located within South Park Township. All members voted aye. Motion carried.

**Action on Resolution
No. 11-22**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve Resolution No. 11-22: A RESOLUTION OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, APPROVING THE TRANSFER OF RESTAURANT LIQUOR LICENSE NO. R-18426 INTO SOUTH PARK TOWNSHIP. All members voted aye. Motion carried.

**Action to Authorize
the Preparation of
Ordinance –
Placement of Stop
Sign – Intersection of
Frickwood Drive and
Bideford Drive**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve authorizing the preparation and advertisement of an Ordinance amending the Code of the Township of South Park, being Chapter 133-Vehicles and Traffic, with regard to the placement of a stop sign at the intersection of Frickwood Drive and Bideford Drive, with action on said Ordinance anticipated to take place at the regular meeting of the Board of Supervisors scheduled for July 11, 2022. All members voted aye. Motion carried.

Action on Settlement Agreement Between the City of Clairton and the Clairton Municipal Authority

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the Settlement Agreement between the City of Clairton and the Clairton Municipal Authority which defines the terms and conditions for the resolution of the legal dispute between the Clairton Municipal Authority and the City of Clairton, and further authorizing the appropriate Township official to execute said Agreement, as recommended by the Township's legal counsel in this matter, as South Park Township, in addition to the Peters Creek Sanitary Authority and the Borough of Jefferson Hills, are customers of Clairton Municipal Authority and are directly impacted by said Agreement. All members voted aye. Motion carried.

Action to Ratify Resignation – Part-Time Library Page – Lindsey K. Sholtis

Motion by Mr. Snee, seconded by Mr. Sackinsky, to ratify the resignation of Lindsey K. Sholtis from the position of part-time Page with the South Park Township Library, retroactive to May 24, 2022. All members voted aye. Motion carried.

Action to Ratify Employment – Part-Time Library Page – Elli-Ann Laing

Motion by Mr. Snee, seconded by Mr. Lucot, to ratify the employment of Elli-Anne Laing, Queens Drive, as a part-time Page with the South Park Township Library at the rate of \$7.25 per hour, retroactive to May 24, 2022. All members voted aye. Motion carried.

Action on Land Development Agreement – Allegheny County – Intersection of McConkey Road and Corrigan Drive – District 5 Public Utility Building Type 2

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the Land Development Agreement by and between Allegheny County and the Township of South Park, which defines the terms and conditions for the completion of the site improvements associated with the project identified as the District 5 Public Utility Building Type 2, to be located at the intersection of McConkey Road and Corrigan Drive, contingent upon the following:

- A. A Public Building, Type 2, shall not have direct access to Brownsville Road;
- B. The minimum Distance between a Public Building, Type 2, and any School District lot line shall be 1,000 feet;
- C. The minimum distance between a Public Building, Type 2, and any residential lot line shall be 1,000 feet;
- D. Buffer Area A shall be located along the entire perimeter of any Public Building;
- E. Storage bins shall not be located between the front lot line and the front building façade;
- F. The appropriate bond approved by the Township Solicitor and Township Engineer shall be submitted prior to the onset of construction activities; and

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

Action on Storm Water Facilities Maintenance & Monitoring Agreement – Allegheny County – Intersection of McConkey Road and Corrigan Drive – District 5 Public Utility Building Type 2

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the Storm Water Facilities Maintenance & Monitoring Agreement by and between Allegheny County and the Township of South Park, which defines the terms and conditions for the construction, inspection, operation, maintenance, repair, elimination and/or replacement of the on-site facilities for the proposed project identified as the District 5 Public Utility Building Type 2, to be located at the intersection of McConkey Road and Corrigan Drive, and further authorizing the appropriate Township officials to execute said Agreement, as recommended by the Township Solicitor. All members voted aye. Motion carried.

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

Motion by Mr. Snee, seconded by Mr. Lucot, to approve authorizing assessment change reimbursements for the calendar years 2020 and 2021, due to successful appeals at the County level, as requested by Lawrence P. Arrigo, Tax Collector, in correspondence dated June 1, 2022. All members voted aye. Motion carried.

Action on MS4 Report – May, 2022

Mrs. Fosbaugh stated that the following is the MS4 Report for May, 2022, dated June 13, 2022. She explained that MS4 is an acronym for Municipal Separate Storm Sewer System.

1. The part-time litter collection employee continued with his duties on township streets to prevent trash from impacting the function of the stormwater inlets with the onset of the spring season.
2. The Public Works Department rebuilt two inlets in May.
3. The stormwater detention project located in the Broughton area of the Township is moving ahead. Gateway Engineers will be working with DEP as to jurisdictional determination regarding the wetlands on the site. This means the wetlands must be identified and delineated by the Township Engineer and the locations forwarded to DEP. DEP will verify the location(s) with a field visit.
4. The SHACOG flusher and camera truck were in the Township the week of May 16th. Problem areas were identified and flushed. The flusher truck and camera will return the week of July 4th.
5. The Administrative Assistant has inspected approximately 50% of the required storm inlets.

6. The contractor for the 2022 Township-wide sanitary sewer program will be meeting with Township forces on Tuesday to discuss the repair work outside of the scope of relining activities. This will include the damaged storm line that will be repaired in the Robinwood Drive retention pond, and a faulty storm sewer line in the vicinity of Sebolt Road.

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the MS4 Report for the month of May, 2022. All members voted aye. Motion carried.

Police Chief's Report The Police Chief's report for the month of May, 2022:

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|---|-----|
| Calls for Service | 877 |
| Arrests | 11 |
| Traffic Citations | 27 |
| Warnings Issued | 61 |
| Reportable Accidents | 5 |
| Non-Reportable Accidents | 10 |
| Fire Calls | 7 |
| Emergency Medical Assists to Tri-Community EMS | 78 |
| Deer Struck by Vehicles | 3 |

Motion by Mr. Snee, seconded by Mr. Lucot, to accept the Police Chief's reports for the month of May, 2022. All members voted aye. Motion carried.

Supervisors' Comments

Mr. Lucot – Mr. Lucot had no comments.

Mr. Snee – Mr. Snee expressed his appreciation to Chief McDonough for addressing vehicular traffic violations and assigning officers to patrol certain areas, which include: the 4-way intersection near Coen's Market; Sebolt Road and Ajay Drive; and Maripat Drive and Stoltz Road.

Mr. Sackinsky – Mr. Sackinsky added that he witnessed the officers patrolling the areas and thanked Chief McDonough.

Adjournment

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

Time: 7:48 p.m.