

Minutes of the Regular Meeting

of the South Park Township

Board of Supervisors

June 8, 2026

Pledge of Allegiance

Roll Call

Ed Snee presiding. Board members present: Lawrence Vogel, Sharon Adams, Debra Duncan, and Whitney Gastmeyer were present. Also in attendance were Karen Fosbaugh, Township Manager; Chief Rozzo; Irv Firman, Solicitor; Derek Parker, Code Enforcement Officer and Aaron Laughlin, Director of Public Works. Absent:

Three 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 11, 2026 – After the regular meeting to discuss personnel issues.

Monday, June 8, 2026 – Prior to the regular meeting to discuss 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., MONDAY, JUNE 8, 2026.

Mrs. Fosbaugh stated that two emails were received. The first email was received today, Monday June 8, at 11:34 a.m. from Danielle Strimlan. This email addressed the discussion of potential zoning amendments regarding data centers, solar farms and injection wells on tonight's agenda, which was distributed to the Board of Supervisors prior to the meeting.

The second email was received today, Monday June 8, at 2:45 p.m. from Lisa Judkins on Derbyshire Drive. She had wanted to be added to the agenda to discuss data centers based on the documented adverse effects they have proven to have had on other communities. Mrs. Fosbaugh stated she would not need to be added to the agenda, that she would be able to speak during the Call on the People portion of the meeting.

**Presentation of
Proclamation –
Broughton Volunteer
Fire Department -
100th Anniversary**

A PROCLAMATION OF THE TOWNSHIP OF SOUTH PARK,
ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA,
DESIGNATING MAY 17-23, 2026, AS EMERGENCY MEDICAL
SERVICES WEEK.

The Proclamation, which was presented to Tri-Community South EMS Chief Keith Morse, encourages the community to recognize the value and accomplishments of all those involved in Emergency Medical Services as a vital public service and specifically recognizes Tri-Community South EMS for its superior service to South Park Township and to the entire South Hills Community for 100 years, a feat very few departments in Allegheny County can claim. South Park Township thanked all of the men and women who continue to serve and volunteer with Broughton Volunteer Fire Department.

**CALL ON THE
PEOPLE**

Drummond Beach, 1000 Ajay Drive - Mr. Beach expressed concern regarding the one way in and one way out of the new Foxlane Home development on Brownsville Road, questioning if the area where Paris is digging, on Brownsville Extension, and if that would connect into the development. Mrs. Fosbaugh stated that was the original plan that Alex Paris and Foxlane Homes had been one development, however Alex Paris pulled out. Mr. Beach also addressed the improvements that the County plans on making on Farm Show Drive, and requested that sidewalks be a high priority.

Lisa Judkins, 2980 Derbyshire Drive – Ms. Judkins stated that she attended the meeting to oppose any consideration of a data center within the Township. She referenced numerous complaints and concerns from residents who currently live near such facilities. Ms. Judkins stated that a single data center can consume between 3 and 7 million gallons of water and may contribute to increased residential electricity costs. She stated that residents who live near data centers have experienced significant noise pollution from continuously operating generators and HVAC systems, with reported internal noise levels reaching as high as 96 decibels. In Virginia, residents have reported sleep disruptions, headaches, and an overall decline in quality of life attributed to proximity to a data center. Ms. Judkins also raised concerns about light pollution, explaining that round-the-clock lighting can significantly impact both residents and wildlife by disrupting circadian rhythms and migration patterns. Additionally, she stated that data centers may negatively affect surrounding property values. While acknowledging that data centers can generate revenue through various taxes, Ms. Judkins stated that such benefits come at a cost to the health and well-being of community members. She respectfully requested that the Board implement restrictions on data centers within the Township.

Kevin Bauldof, 6350 Helen Street – Mr. Bauldof stated there is a dilapidated house that has been abandoned for ten years near his home, 6352 Helen Street. He stated that a relative of the owner claimed he was taking control of the home, and he has started projects around the house: digging for a driveway, knocking down a wall, and removing trees. However, the driveway was approaching Mr. Bauldof's property, the trees that were cut were left in a pile near the Montour Trail and are attracting pests/wildlife, a wrecked car and trailer are also being stored in the front driveway area. Mrs. Fosbaugh stated that prior to Covid, a buyer was interested, but the paperwork and costs were too cumbersome. She stated that family members of the previous owner had no interest in the property. Mr. Bauldof requested the Board of Supervisors take action.

**Action on Minutes -
Public Hearing
Minutes**

Motion by Ms. Adams, seconded by Mrs. Duncan, to approve the minutes of the Public Hearing held on May 11, 2026, addressing Ordinance No. 723 amending the SALDO ordinance. All members voted aye. Motion carried.

**Action on Minutes -
Regular Meeting
Minutes of the Board
of Supervisors**

Motion by Mrs. Duncan, seconded by Ms. Adams, to approve the minutes of the regular meeting of the Board of Supervisors held on May 11, 2026. All members voted aye. Motion carried.

**Action on Invoices for
May, 2026**

Motion by Ms. Adams, seconded by Mrs. Duncan, to approve the payment of invoices for the month of May 2026. All members voted aye. Motion carried.

**Action on Non-
Exclusive License
Agreement - 1815
Stoltz Road - Brian
Patello & Sara Hays**

Motion by Ms. Adams, seconded by Miss Gastmeyer, to approve the Non-Exclusive License Agreement by and between the Township of South Park (Grantor), and Brian Patello and Sara Hays (Grantees), to permit the construction of a four-foot (4') fence over a public utilities easement located on lot No. 1 of the Maripat Plan of Lots, Lot and Block No. 664-N-220, being 1815 Stoltz Road; as recommended by the Director of Public Works, and further authorizing the appropriate Township officials to execute said Agreement. The Grantees understand and acknowledge that by executing the Agreement, they agree that South Park Township has the right to access the easement for repair and/or maintenance purposes. The Grantees further understand and acknowledge that access to the easement by South Park Township may necessitate the removal of the encroachment by the Grantees at their cost, and that South Park Township will not be responsible for any and all repairs, damages or replacement of said encroachment. All members voted aye. Motion carried.

Action on Minor Land Development - Farm Show Drive Corridor Improvement Plan - 100 Farm Show Drive - Allegheny County

Motion by Ms. Adams, seconded by Mr. Snee, to approve granting preliminary and final approval on the minor land development identified as the South Park Farm Show Corridor Improvement Plan, to be located near the corner of Brownsville Road and McCorkle Road, being 100 Farm Show Drive; contingent upon the following:

- A. An NPDES must be obtained prior to the onset of construction activities, with a copy being provided to South Park Township;
- B. A cost estimate for site amenities bonding must be submitted for review with the final plan;
- C. A fully executed Developer's Agreement and a fully executed Stormwater Agreement, accompanied by the appropriate bonds and fees, must be in place prior to the onset of any and all site improvements;
- D. A PennDOT Highway Occupancy Permit will be required for the connection of the storm sewer into the road. PennDOT must all approve the crosswalk north of Farm Show Drive; and as recommended by the Planning Commission, Township Engineer and Planning Consultant.

Ms. Adams asked if there was a timeline for when all of these contingencies would be completed. Mr. Gindlesberger, a representative of H.F. Lenz company, working with EDP, on behalf of Allegheny County Parks, stated that the NPDES Permit was in process. It has been prepared to submit, however they are still waiting on confirmation from South Park Township and ACED, before they submit, hoping for a 3-4 month turn around.

All members voted aye. Motion carried.

Action on NPDES Permit by Township Manager Karen Fosbaugh - Farm Show Drive Corridor Improvement Plan

Motion by Ms. Adams, seconded by Miss Gastmeyer, to approve authorizing Township Manager Karen Fosbaugh to sign the Municipal Notification Form Acknowledgement for the NPDES Permit for the South Park Farm Show Road Site Improvements; as recommended by the Township Engineer. All members voted aye. Motion carried.

**Action to Schedule
Public Hearing -
Ordinance No. 723 -
Amending the
Subdivision and Land
Development
Ordinance - Vehicular
Entrance Points,
Definitions, Sidewalk
Requirements, and
Waivers and
Modifications**

Motion by Miss Gastmeyer, seconded by Mr. Snee, to approve scheduling a Public Hearing for Monday, August 10, 2026, at 6:30 p.m., to receive public comment on the following Ordinance:

AN ORDINANCE OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 118 OF THE CODE OF THE TOWNSHIP OF SOUTH PARK TO IMPOSE REQUIREMENTS AND STANDARDS FOR MULTIPLE VEHICULAR ENTRANCE POINTS FOR SUBJECT DEVELOPMENTS; PROVIDE RELEVANT DEFINITIONS; AMEND THE REQUIREMENTS FOR WIDEWALKS; ADD STANDARDS FOR BLOCK LENGTH AND CONFIGURATION; AND SET STANDARDS FOR WAIVERS AND MODIFICATIONS.

All members voted aye. Motion carried.

**Action on Amendment
to Grant Contract -
Wilson Field Lighting**

Motion by Mrs. Duncan, seconded by Mr. Snee, to approve the Amendment to Grant Contract No. 2024-GEDTF-150 by and between the Redevelopment Authority of Allegheny County ("Authority") and the Township of South Park ("Grantee"), the purpose of which is to extend the term of the existing grant agreement until September 23, 2026, which will sustain the grant funding in the amount of \$450,000.00 for the project identified as Wilson Field Lighting, as the project is not yet fully completed; and authorizing the appropriate Township officials to execute said Amendment. All members voted aye. Motion carried.

**Action on MS4 Report
- May, 2026**

Mrs. Fosbaugh explained that following is the MS4 report for May dated June 8, 2026. MS4 is the acronym for Municipal Separate Storm Sewer System.

1. The part-time litter collection employee continued with litter collection activities on Township Streets.
2. Pothole patching continues which assists in properly directing runoff into the stormwater inlets. Due to the severe winter, there are a substantial number of repairs to be made to Township streets.
3. Seven storm inlets were rebuilt by the Public Works Department.
4. A preconstruction meeting was held on May 26, 2026 regarding the Cardox Road Storm Sewer Lining Project located on Cardox Road. The project is tentatively scheduled to begin on June 15th. The expected completion time is 3-4 days.
5. The Administrative Assistant continued with annual inlet inspections. 971 inlets have been inspected to date. The analysis is 75% completed. The purpose of the inspections is to rate each facility to determine if repairs or replacement is required. This is an annual process.
6. The Township is awaiting confirmation from the contractor as to the onset of the 2026 Road Program. As stated in past MS4 Reports, the crown of the road is extremely important when paving in order to properly direct runoff to the berms and catch basins.

Motion by Ms. Adams, seconded by Mr. Snee, to approve The MS4 Report of the month of May, 2026. All members voted aye. Motion carried.

Action on Police Chief's Report

Chief Rozzo stated he would put together a report from the Police Chiefs' Conference that he attended. He stated the initial steps of a plan to break the Township into three districts to better allocate and communicate emergency needs with dispatch and the County. Chief Rozzo stated the RMS system went live last week, and everyone has been transitioning to the new system, and would like to show everyone the progress they have made so far. The Police Department will be hosting a DUI checkpoint with Allegheny County sometime in late June or early July. He stated there has been additional on-going training with the officers in everything ranging from CPR, basic medical training, advanced firearms training and firearm awareness and vehicle in-car training with Motorola.

The Police Chief's Report for May, 2026:

Traffic Citations	53
Traffic Warnings	108
Arrests	16
Call Categories:	
Vehicle Accidents	13
Burglary	2
Disturbance	16
Domestic	11
DUI	1
Theft	1
Harrassment	13
Public Drunkenness	0
Warrant/PFA Service	6

Motion by Mrs. Duncan, seconded by Mr. Snee, to accept the Police Chief's Report for May 2026. All members voted aye. Motion carried.

Public Works Director - Informational Update on Road Conditions

Mr. Laughlin, Director of Public Works reported the following information updates regarding Township road conditions:

State Roads:

Steward Road and Stoltz Road: There are two projects that will occur on these roads, both paving and remediation from the gas line. Currently they are paving one lane now, then the gas line will come after.

Brownsville Road Extension, Piney Fork, and Singletrack Road: Tar and chip.

Snowden Road: Slide repair, in the next week or two.

County Roads:

Brownsville Road, in front of Foxland Home development: Extension of gas line.

Sylvania, near 7-11: Patching by contractor

Township Roads:

Pothole patching on-going.

Paving: Township Paving Program will begin soon now that school is out.

Cardox Road: sewer relining project.

Mr. Laughlin stated that there is useful information on the Township website to review as well.

**New Business -
Discussion Regarding
Potential Zoning
Amendments
A. Data Centers
B. Solar Farms
C. Injection Wells**

The Board of Supervisors discussed the following topics as New Business regarding potential zoning amendments.

- A. Data Centers
- B. Solar Farms
- C. Injection Wells

Mr. Firman stated that he had prepared a few tentative draft ordinances, and would want additional direction from the Engineer and Planner to move forward with a draft that could be presented to the public at a Planning Commission meeting. Mr. Vogel stated that these are widespread concerns, and that the Township should put proper plans in place.

Motion by Mr. Vogel, seconded by Ms. Adams, to authorize the Township Engineer, Township Solicitor and Township Planner to draft ordinances that will safeguard the Township regarding Data Centers, Solar Farms and Injection Wells. All members voted aye. Motion carried.

**Supervisors'
Comments**

Mr. Snee – Mr. Snee stated he was excited to see more about the student ambassador program that Ms. Adams had spoken about. He also thanked Chief Rozzo for his efforts with the Police Department, and for Mr. Ferrelli and Mr. George's work towards Emergency Management.

Mr. Vogel – Mr. Vogel reminded everyone to practice safety measures when out, as it is summertime, there are more children playing and on the roadways. He also applauded the youth baseball and softball teams for their amazing games. Mr. Vogel also thanked the library for all of the services they provide. He wished everyone a happy early Father's Day.

Ms. Adams – Ms. Adams stated she would be attending the school board meeting to request establishing a youth ambassador program to have a student liaison between the schools and the Township, that way a student representative can present events happening at the schools.

Mrs. Duncan – Mrs. Duncan thanked the Police Department for all of the progress and forward movement that has been made. She stated Mr. Vogel had provided Mr. Ferrelli and Mr. George with the old Emergency Management Plan, and she asked if they had anything new to report.

Mr. Ferrelli – Mr. Ferrelli stated that the 2026 Emergency Management Plan is a work in progress, and it will take time. He has been following up with numerous departments and has to create many new sections of the manual to accommodate these additional measures. Mr. Ferrelli has also received a copies of other emergency manuals to incorporate into the Township's plan. He stated for the month of May, both fire departments combined had received 58 calls; and EMS calls 496. Combine that amount with the Police Department's emergency calls, and the Township has about 1,600 emergency calls a month.

Miss Gastmeyer – Miss Gastmeyer thanked everyone for attending the meeting and all of the hard work they do.

Adjournment

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

Time: 8:01 p.m.