

Minutes of the Regular Meeting

of the South Park Township

Board of Supervisors

July 13, 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, June 8, 2026 – Executive session - after the regular meeting to discuss personnel issues.

Monday, July 13, 2026 – Executive session - 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, JULY 13, 2026.

Mrs. Fosbaugh stated that no comments or questions were received.

CALL ON THE PEOPLE

Linda Baker, 750 Hidden Ridge Court – Ms. Baker addressed the Board regarding concerns about a missing fire-rated structural barrier between units in her residential building. Ms. Baker stated that her purpose was not to assign blame, but to request the Township's assistance in addressing what she believes is an active fire safety concern. Ms. Baker thanked Township Manager Karen Fosbaugh and the Township Solicitor

for reviewing the matter and obtaining original building inspection records to verify the building's approved construction. She emphasized the urgency of the issue, noting that the unit directly above hers is currently listed for sale and recently had an open house. Ms. Baker stated that the building was originally constructed in accordance with applicable codes and that surrounding units retain their required fire-rated barrier systems. She referenced approved 2008 blueprints that she believes require a structural fire separation between units. She stated that an unauthorized renovation removed this barrier, leaving the flooring system without the required fire-rated assembly. Ms. Baker stated that she and her family have occupied the unit since 2009 and that she did not experience issues until renovations were completed in the unit above her. She stated there were increased noise, vibrations, and impacts afterward, which she believes indicate that the building assembly is no longer functioning as originally designed. Ms. Baker stated that, after her written complaints to the homeowners association (HOA) were not addressed, she filed a case with the Pennsylvania Union Relations Commission in September. She reported that the HOA later conducted an inspection and issued a report in October stating that the fire-rated barrier was absent. Ms. Baker expressed concern that the alleged fire code issue has not been disclosed to the current property owner or the real estate agent. She emphasized that the building includes many senior residents and other vulnerable individuals and stated that she believes the matter represents a safety and code compliance issue rather than a private neighbor dispute. Ms. Baker requested that the Board direct Code Enforcement to immediately issue a formal notice of municipal non-compliance, prevent the property transaction from proceeding without disclosure of the issue, and require restoration of the fire-rated assembly to match the approved 2008 plans. She asked the Board to take action promptly to protect residents, seniors, and the integrity of the community.

Barb Johnson, 800 Hidden Ridge Court - Ms. Johnson addressed the Board with two requests regarding the area of Wallace Road between Brownsville Road and the Hidden Ridge entrance. She requested that the Township consider installing solar streetlights along this stretch of roadway, citing concerns about the safety of the winding, dark curves, particularly at night and during foggy conditions. She noted that limited visibility and deer crossing the roadway create hazardous driving conditions and suggested that solar lighting, similar to lighting already used in the County park, may be a possible solution. Ms. Johnson also requested that the Township address trees along the same section of roadway that are overhanging the road and contacting utility lines, asking whether the trees could be trimmed. Director of Public Works Mr. Laughlin responded that the affected lines are communication lines rather than electrical power lines and stated that a report has been filed with West Penn and Comcast regarding the issue.

Drummond Beach, 1000 Ajay Drive – Mr. Beach asked when PennDOT would complete their work on Brownsville Road after the tar and chip was finished. Mr. Laughlin stated that the road would most likely just be patched to fix the problem areas.

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

Motion by Ms. Adams, seconded by Mrs. Duncan, to approve the minutes of the regular meeting of the Board of Supervisors held on June 8, 2026. All members voted aye. Motion carried.

**Action on Invoices for
June, 2026**

Motion by Ms. Adams, seconded by Mr. Snee, to approve the payment of invoices for the month of June 2026. All members voted aye. Motion carried.

**Action on Guthoerl
Consolidation Plan -
Preliminary and Final
Approval - Craig
Guthoerl - 1425 Leona
Avenue**

Motion by Ms. Adams, seconded by Mr. Vogel, to approve granting preliminary and final approval on the project identified as the Guthoerl Consolidation Plan, the purpose of which is to consolidate two parcels located in the vicinity of 1425 Leona Avenue, into one lot; as recommended by the Planning Commission, and the Township Engineer. All members voted aye. Motion carried.

**Action to Receive
Proposals - Shortlee
Drive Slide Repair**

Motion by Miss Gastmeyer, seconded by Mr. Vogel, to approve authorizing the receipt of proposals as soon as possible with regard to the repair of the emergency slide condition located on Shortlee Drive which is affecting the roadway and the guide rail; as recommended by the Township Engineer in correspondence dated July 8, 2026. All members voted aye. Motion carried.

**Action on Resolution
No. 8-26**

Motion by Ms. Adams, seconded by Mr. Snee, to approve Resolution No. 8-26 – 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: 886-L-205, LOCATED ON PINE HILL DRIVE, WOULD BE IN ACCORD WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

Mrs. Duncan clarified that this resolution is regarding a vacant lot adjacent to a resident's property. That lot is being purchased by the resident, not the Township.

All members voted aye. Motion carried.

**Action to Schedule
Public Hearing - Data
Centers**

Motion by Mr. Vogel, seconded by Mr. Snee, to approve scheduling a public hearing for September 14, 2026, at 6:30 p.m. to receive public comment on a proposed amendment to the South Park Township Zoning Ordinance (Ordinance No. 556) regulating data centers in South Park Township.

AN ORDINANCE OF THE TOWNSHIP OF SOUTH PARK, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP OF SOUTH PARK ORDINANCE NO. 556 ("SOUTH PARK TOWNSHIP ZONING ORDINANCE"), TO DEFINE AND ADD SPECIFIC REQUIREMENTS FOR DATA CENTERS AND DATA CENTER ACCESSORY USES AND TO ALLOW FOR THE USES AS A CONDITIONAL USE IN THE I-1 LIGHT INDUSTRIAL DISTRICT AND THE I-2 GENERAL INDUSTRIAL DISTRICT.

Mrs. Duncan stated that the Zoning Hearing Board and the Planning Commission, would hold public meetings regarding various Township topics, as part of the public process. If these topics are of interest to anyone, to look for those upcoming meeting agendas and be able to make their comments. Mrs. Duncan stated that it takes three to five months to develop and pass an Ordinance. Ms. Adams added that the public process works because it ensures everything is in place. Mr. Vogel commented that there have been issues that have been brought up in the Township, but that are also on the rise across the country. While certain issues may affect other areas in different ways, the Township is focused on what is best for this community. Mrs. Fosbaugh stated that while people may state they do not want solar farms or data centers to be built, the Township has to make provisions for them, because if the Township does not make the provisions, then developers can file an action with the court which may result in a curative amendment that may not be in the best interest of the Township, and that is why it has to be regulated this way.

All members voted aye. Motion carried.

**Action on Resolution
No. 9-26**

Motion by Mrs. Duncan, seconded by Ms. Adams, to reject Resolution No. 9-26 - A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE FILING OF AN APPLICATION FOR FUNDING THROUGH THE LOCAL SHARE ACCOUNT - STATEWIDE (LSA) GRANT FROM THE COMMONWEALTH FINANCING AUTHORITY FOR THE PURPOSE OF REPLACING THE ROOF AT BROUGHTON VOLUNTEER FIRE DEPARTMENT.

Mrs. Duncan clarified that a different grant opportunity would be pursued by the Township for this project.

All members voted aye. Motion carried.

**Action to Authorize
Advertisement of
Ordinance - E-Bikes
and Related Motorized
Vehicles**

Motion by Mr. Vogel, seconded by Mrs. Duncan, to approve advertising an Ordinance regulating E-Bikes and associated motorized vehicles and prohibiting access to any Township-owned property. AN ORDINANCE OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 102 OF THE CODE OF THE TOWNSHIP OF SOUTH PARK TO ESTABLISH REGULATIONS GOVERNING THE USE OF E-BIKES AND ELECTRICALLY MOTORIZED DEVICES WITHIN PROPERTY OWNED BY THE TOWNSHIP.

Action on said Ordinance is anticipated to take place at the regular meeting of the Board of Supervisors scheduled for August 10, 2026. Mrs. Duncan clarified that this Ordinance only addresses Township property, not the roads of South Park Township. All members voted aye. Motion carried.

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

Mrs. Fosbaugh explained that following is the MS4 report for June dated July 13, 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. Four storm inlets were rebuilt by the Public Works Department.
4. The Cardox Road Relining Project is tentatively scheduled to begin on July 21st.
5. The Administrative Assistant completed the annual inlet inspection program, which involved a total of 1,278 inlets.
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.
7. The Household Hazardous Waste Program is scheduled for August 8, 2026, from 9:00 AM – 1:00 PM, and will be held in the Public Works Parking Lot. Pre-registration is required and can be accomplished online. The Township has also applied to a grant that has cut the costs in half for all registrants.

Motion by Miss Gastmeyer, seconded by Mr. Snee, to approve The MS4 Report of the month of June, 2026. All members voted aye. Motion carried.

**Action on Police
Chief's Report**

Chief Rozzo stated that the new ability to incorporate the County RMS information, his monthly report is now more clear and accessible. He stated that the Police Department participated in a DUI checkpoint at Rt. 88 by the former Rite-Aid building. There were a total of 45 police officers, from the South Park Police Department and surrounding area officers, at the event from 11:00 PM – 4:00 AM. The Police force stopped over 350 cars, and of those, they were able to report: 5 DUIs, issued 6 field sobriety tests, wrote 28 citations, towed 10 vehicles and apprehended 3 wanted persons. Because of the Township's success with this event, South Park was picked as one of the entities to be involved in the Aggressive Driver and Emergency Red Light Program. This will allow the Police Department to put more officers out on details for the state, and that will allow for more programs to be available for South Park Township. Chief Rozzo stated he has been working with Mrs. Fosbaugh regarding grant availability for speed monitoring trailers to address the problematic areas in the Township. Police officers attended trainings last month, including: firearms instructor school, weights and measures, and MCSAP. Chief Rozzo met with the Emergency Management Director and Deputy regarding the Police Department's role in their emergency planning and policies. A letter was received from the Chief of Police and Mayor of Jefferson Hills, expressing their gratitude towards Officer Sawczak, Officer Florian and Officer Pokhrel for their fast response and assistance in securing an area where shots had been fired in their community. Chief Rozzo announced that a new department patch has been completed to represent the South Park Township Police Department.

The Police Chief's Report for June, 2026:

Traffic Stops	184
Arrests	23
Vehicle Accidents	10
Non-Reportable Accidents	2
Domestic	11
Total Calls Received	675

Motion by Ms. Adams, seconded by Mr. Snee, to accept the Police Chief's Report for June 2026. All members voted aye. Motion carried.

**Supervisors'
Comments**

Mr. Snee – Mr. Snee had no comment.

Mr. Vogel – Mr. Vogel hoped everyone had been enjoying their summer and holiday get togethers and America's 250th birthday. He stated that the local sports teams have continued to do well, but to be mindful while travelling and going to events, that more people are out and on fields. Mr. Vogel discussed the difficulty that fire departments have been experiencing with volunteer numbers on the decline, stating that other communities have offered tax breaks to those who volunteer. He asked his fellow board members to come up with solutions and incentives for our Township's fire department volunteers.

Ms. Adams – Ms. Adams stated that she and Mrs. Duncan had attended the School Board meeting in June, and while there, the School Board requested a meeting with the Township Board of Supervisors. The Township will choose a few days to present to the School Board as optional meeting days and plan accordingly. She also provided updates regarding the School Ambassador Program, stating there are posters, applications, and a rubric for determining who is chosen as the student ambassadors, however further discussion is required before it would be presented to the students.

Mrs. Duncan – Mrs. Duncan stated that the lights at Wilson Field have been installed, however as Mrs. Fosbaugh confirmed, the lights still need to be inspected prior to field use by the vendor. Mrs. Duncan thanked Mrs. Fosbaugh for her continued work, professionalism and diligence towards completing this project. She stated that the Board is currently reviewing all of the Proposals from Engineers, Solicitors and Planning Consultants that had responded to their Request for Proposals. Mrs. Duncan stated that the Township's current SALDO is more than thirty years old, and will soon be under review. She provided a review of Police Department needs, stating the Police Policy and Procedures Manual would need to be reviewed and updated, the tasers used by officers as non-lethal protection need updated, and body cameras need updated as well. Mrs. Duncan stated that the School Board did vote to increase school taxes by 1.3 mill, whereas Township taxes have not increased in the last 25 years.

Miss Gastmeyer – Miss Gastmeyer had no comment.

Mr. Laughlin – Ms. Adams requested Mr. Laughlin share updates regarding the roads and Public Works. Mr. Laughlin addressed the questions regarding the tar and chipping, stating that PennDOT would return and repair, because the road still needed lines painted. He stated that these issues were not limited to South Park, other communities have had the same complaints. Ms. Adams asked about when sewers were cleaned, and how frequently that occurs. Mr. Laughlin replied that the SHACOG flusher truck comes a couple of times every year.

Unidentified audience member – An unidentified audience member wanted to thank the dispatcher at the Non-Emergency Police Department phone number for answering her questions regarding the pole fire at the Bavarian Village, and assisted her with navigating the area.

Adjournment

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

Time: 7:50 p.m.