

**CHIPPEWA TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES  
of the  
COMBINED AGENDA AND REGULAR MONTHLY MEETING  
MAY 14, 2014**

The Chippewa Township Board of Supervisors held a Combined Agenda and Regular monthly meeting on Wednesday, May 14, 2014 at 8:30 a.m.. Present were Supervisor Jim Bouril, Supervisor Nancy Lamey, Supervisor Mark Hoenig, Manager Mark Taylor, Code Officer Dawna Pella, Solicitor George Verlihay and Administrative Assistant Cindy Clark.

Chairman Jim Bouril called the meeting to order.

**VISITORS**

Chief Berchtold attended.

**MINUTES**

Supervisor Bouril had the following minutes for review:

1. The minutes of the April 9, 2014 Combined Agenda & Regular meeting.

There were no corrections and the minutes were accepted as presented.

The Supervisors acknowledged the minutes of the following meetings:

1. March 17, 2014 Sanitary Authority Meeting
2. April 8, 2014 Planning Commission Meeting

(Since minutes were acknowledged one week early, there were no Recreation minutes.)

**ITEMS TO BE ACTED ON**

The following items were presented by Township Manager Mark Taylor for action:

1. Spring Blossom plan of lots:

Manager Mark Taylor said that the Spring Blossom plan was revised due to reduced density. They have decided to build town homes instead of apartment buildings. Jim Culler and the Planning Commission have both reviewed this and have both recommended this revision be approved. The Manager would like Attorney Verlihay to look over the mylar, though, to express his opinion on the legal aspect of this due to some blocks being crossed out.

**MS. LAMEY MOVED TO APPROVE** the plan with contingencies. Mr. Hoenig seconded the motion and without further discussion the motion carried.

2. Chippewa Heights plan of lots:

Instead of 11 lots, this will be turned into a 40+ lot subdivision. There were no changes in density. This has to do with there being town houses in this plan and having to create actual lots. This was reviewed by the Planning Commission and engineer. There were a few small items like closures on lots that the Manager thinks were taken care of, but he is still recommending approval with contingencies.

**MS. LAMEY MOVED TO APPROVE** the plan with contingencies that concerns about all items are taken care of. Mr. Hoenig seconded the motion and without further discussion the motion carried.

3. Shenango Woods Phase II and III revisions:

Mr. Taylor said this was done by Mr. Sperdute. This is a revision of lots. He said originally when the plan was approved there was a mistake of about 13 ft. down to nothing across 5 lots. When the pins were being moved they realized that there was a prior mistake in the original subdivision. Now they are changing these Shenango Woods lots to reflect what should have been.

**MR. HOENIG MOVED TO APPROVE** the lot changes. Ms. Lamey seconded the motion and without further discussion the motion carried.

4. Geruschat Subdivision:

The Manager said that 2 lots were created from 1 due to an in-law suite. He said this is ready for approval.

**MS. LAMEY MOVED TO APPROVE** the creation of two lots from one lot. Mr. Hoenig seconded the motion and without any further discussion the motion carried.

### REPORTS

Chairman Bouril had the following April reports for review:

1. Financial Report
2. Police Department Report
3. Road Department Report
4. Wage Tax/OPT Report
5. Real Estate Tax Report
6. Zoning Report
7. Code Enforcement Officer's Report

(Since reports were reviewed one week early, no April Fire Department report was received from that department prior to this meeting.)

### MANAGER'S REPORT

Manager Taylor had the following items listed on the agenda for discussion:

1. Brady's Run Sanitary Board appointment:

Manager Taylor said that a letter was received stating that the Supervisors of South Beaver Township are recommending that James O'Roark be appointed to fill the vacant seat on the Brady's Run Sanitary Authority Board. He is a professor at Robert Morris. He has been attending meetings but not voting, since he hasn't yet been officially appointed.

**MR. HOENIG MOVED TO APPROVE** the appointment of James O'Roark to the Sanitary Board. Ms. Lamey seconded the motion and with no further discussion the motion carried.

2. McKinley School House inspection:

Mr. Taylor said that a recommendation was made that the McKinley School House should be checked for safety issues since the public will be invited to visit the school on History Day. He furnished the Supervisors with a copy of the report done by Edward Hancock of Hancock Architecture. This report was provided to the Township after the company did an inspection of the school. He said that it was OK but there are some issues that should be looked into. The Manager said he was given the name of some contractors who do work on historical buildings. He said he wanted the Supervisors to see this Hancock report, but added that no action by them is needed at this time.

3. Act 13:

The Manager said we should revisit Ordinance 244. He provided the Supervisors with copies of the current ordinance. He asked for permission to move forward with Solicitor Verlihay to draft a new ordinance.

**MR. HOENIG MOVED TO PERMIT** the Manager and Solicitor to draft a new ordinance. Ms. Lamey seconded the motion and with no further discussion the motion carried.

4. Road Bonding for pipeline:

Manager Taylor had distributed maps showing May, McDevitt and Winterburn Roads to the Supervisors. Bond was secured for those three Township roads. It was approximately \$42,000. He said there will be activity in these areas and he wanted the Supervisors to know the bond was secured in case they are asked.

**MISCELLANEOUS**

Mark Taylor said that Supervisors are invited to the dedication of Memorial Bridge. He will make copies of the invitation from County Commissioners for them.

**PAYMENT OF BILLS**

Mr. Bouril had the April 2014 bills for review.

**MS. LAMEY MOVED** to pay the bills. Mr. Hoenig seconded the motion and with no further discussion the motion carried.

**SOLICITOR'S BUSINESS**

Solicitor Verlihay spoke about property on Emmet Drive that was significantly damaged in a fire and is in bad shape. The owner is in federal prison in West Virginia. Attorney Verlihay said we have a maintenance code that lists standards and explains how properties are to be maintained. We have to give him notice under the code that the property is so damaged it needs to be demolished. He also has to be advised that he has the right to appeal. A 3-person appeal board needs to be appointed in case he appeals. Attorney Verlihay said anyone appointed to this Board should have knowledge of housing and construction. He said perhaps Don Olayer, Craig Olsen or Tom Stewart could be asked if there are no conflicts of interest involved. Manager Taylor said that he could also come up with some additional names of people to be contacted. The ordinance calls for 3 members, but Supervisor Hoenig said perhaps an alternate should be appointed in case there is a conflict of interest.

**MS. LAMEY MOVED** to authorize the Manager to set up and organize an appeals board. Mr. Hoenig seconded the motion and with no further discussion the motion carried.

**SUPERVISORS' BUSINESS**

Chairman Bouril spoke about The Starting Gate. He said he has been trying unsuccessfully to contact them since early December. He wanted a Starting Gate representative to meet with him privately or to attend a meeting to update the Supervisors on what is going on with them, what businesses are there, etc. Mr. Bouril has tried repeatedly to contact them by e-mail and by speaking to the secretary there, with no response. He sent a certified letter to them 10 days ago and has had no response yet. He even asked them if he could attend one of their meetings but was told that their meetings are private. They also told him he cannot look at any of their financial reports, so he is getting upset. Mr. Bouril said we have tried to work with them and have done things for them in the past. He noted that Starting Gate owes us engineer's reviewing fees from 2011. No one else is in arrears like they are with this type of unpaid fee. Mr. Bouril said they applied for a grant through the Township. He said he would like the Township to take some type of action in order to collect the \$2000 they owe us. He thinks we should hold off on signing any additional paperwork for them until our relationship with them improves. Manager Taylor will look into handling the collection of the money they owe us.

**ADJOURNMENT**

With nothing further to come before the Board, Supervisor Bouril adjourned the meeting at 8:57 a.m.

**MEETING SCHEDULE**

The June meetings are scheduled as follows: Agenda Meeting: Wednesday, June 11, at 8:30 a.m.; Regular Meeting: Wednesday, June 18<sup>th</sup> at 7:30 p.m.

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Secretary

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Chairman