

**TOWNSHIP OF NORTH HUNTINGDON, BOARD OF COMMISSIONERS
SPECIAL MEETING, THURSDAY, MAY 12, 2016, 7:00 P.M.
11279 Center Highway, North Huntingdon, PA 15642
Presiding Officer – Tony Martino, President, Board of Commissioners**

CALL TO ORDER

Commissioner Martino called the meeting to order at 7:00 P.M.

ROLL CALL

| | | |
|-----------------------|---------|----------------------|
| Commissioner Herold | Present | Also Present: |
| Commissioner Haigis | Present | John Shepherd |
| Commissioner Bertani | Absent | Solicitor Bruce Dice |
| Commissioner Gray | Present | Michael Turley |
| Commissioner Faccenda | Present | Andy Blenko |
| Commissioner Kucera | Present | |
| Commissioner Martino | Present | |

PLEDGE OF ALLEGIANCE

CITIZENS' INPUT

*There was no citizens' input.

Work Sessions Discussion Topics

1) Conservation Partnership Agreement – discussion.

Manager Shepherd states this is the proposed agreement with the Westmoreland Conservation District. The Township does a lot of work with them primarily erosion, sedimentation control, and stormwater in new plans. The agreement originally was dated from 1992. The Conservation District was looking to update their agreements. They met with Manager Shepherd and Andrew Blenko, wanting to get a more current agreement with more comprehensive language. The agreement was acceptable based on what the Township does with them. Manager Shepherd also asked Solicitor Dice to look at the agreement. Manager Shepherd states ultimately they would like to adopt the agreement on behalf of the Conservation District.

Commissioner Gray asks Mr. Blenko what does environmentally sensitive maintenance of roads mean.

Mr. Blenko states that deals with dirt and gravel roads which is maybe a big issue in Ligonier Township but not so much in North Huntingdon.

Commissioner Gray states his concern was it is going to regulate the Township's usage of salt.

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Mr. Blenko states he is unsure that would come from the Conservation District but it wouldn't surprise him if it comes from DEP someday.

Manager Shepherd states he will put this on the agenda for next week's meeting.

There were no further Board questions.

Planning/Engineering Topics.

1) S-05-2016: Kurhansky Plan

- *Proposed boundary line revision on Robbins Station Road.*

Mr. Blenko states this is two lots that were created several years ago on Robbins Station Road. The two parties have gotten together and reached an agreement to square up to include this piece to the bigger lot. No new lots, sewage issue, and no grading issues.

2) S-06-2016: Cordis Moore Plan

- *Proposed side yard add-on along Vincent Drive.*

Mr. Blenko states this is a unique plan. There was a stub of a street in the Caruthers Plan which would have eventually connected to Victoria Heights, but the connection never occurred. The street was not adopted when Vincent Drive was and was still in the name of the developer. The developer quit paying taxes on it and eventually went into tax sales where one of the adjoining property owners got word it and asked his neighbor if he wanted to go in with him to add twenty five feet to each yard. The neighbors agreed and now would like to split it between the two properties. However, there is an existing driveway that was built for the Cordis home that extends just past the settle line, so half of the paper street would become part of the Moore property and the other half would become Cordis property.

3) S-07-2016: Squillace Plan

- *Proposed subdivision and consolidation on Sunset Avenue.*

Mr. Blenko states there are a number of undeveloped but recorded lots at the end of Sunset Avenue. Sunset Avenue was never extended by the developer yet there is probably twenty five to thirty lots at the end of the street. In the past few years, people have wanted to build homes there. Several years ago, the Township did the Raynak subdivision for property that touched Wagner Drive. They would like to take that piece and give it access via existing lots to Sunset Avenue. They are taking very small, quarter acre or less lots, that fronted Sunset and making big lots to the rear which will afford opportunity to build bigger homes with longer driveways. Mr. Blenko states each lot is over two acres in size and worked out a right of way for sanitary sewer service so the lots can be served. Mr. Blenko states he is very concerned about storm water because the homes will have very lengthy driveways and will have five thousand square feet or more of impervious just in the driveways. In terms of a paper subdivision and carving the lots a different way meets all the

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Ordinances. This site is R-2 along Sunset Avenue but is R-3 in the back so the lots would all be considered R-3.

- 4) S-08-2016: St. George Acres / Lot 5 & 6 Boundary Line Revision.
 - *Proposed subdivision to correct lot lines surrounding a temporary cul-de-sac.*

Mr. Blenko states Bob Shuster has bought many of the unbuilt lots in St. George Acres. He got a contract on a house then realized when coming in for the building permit that there was a bump out in the right of way for St. Nikolai Drive that pushed the building line back for two of the lots. That was required to have a temporary cul de sac at the end of the first phase but doesn't require the right of way to be widened where the cul de sac is located. So there is really no reason for it to be there, the temporary cul de sac is no longer needed and will be removed. Mr. Shuster would like to put these homes in a straight line with a thirty foot building line.

- 5) SP-03-2016: Wendy Restaurant
 - *Proposed demolition of existing building with new construction on same site.*

Mr. Blenko states Wendy's Restaurant would like to do a fast track project to take down the old restaurant and build a new one in approximately four to six months. The building footprint changes very little. They had a detached core at the back for a refrigeration unit. It is now going to be incorporated to the new building. The existing Wendy's has a basement that was once used as a classroom for training. The new restaurant will not have the basement. They have agreed to provide stormwater management for this property and increasing the landscaping and adding a few parking spaces. Mr. Tom Morgan, from Wendy's Corporate Office, is present at the meeting for any questions. He states he hopes the building is razed in approximately one hundred ten days.

FURTHER BOARD COMMENTS

*There are no further Board comments.

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ADJOURNMENT

Motion: Commissioner Gray
Second: Commissioner Haigis

Motion to adjourn. (7:14 P.M.)

Motion Carried 6 ó 0 ó 0

- Special Meeting minutes of May 12, 2016 were approved by the Board of Commissioners on _____.

Tony Martino, President

John M. Shepherd, Township Secretary
/jjm