

**TOWNSHIP OF NORTH HUNTINGDON, BOARD OF COMMISSIONERS  
SPECIAL MEETING, THURSDAY, FEBRUARY 11, 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 7:02 P.M.

**ROLL CALL**

Commissioner Herold	Present	Also Present:
Commissioner Haigis	Present	John Shepherd
Commissioner Bertani	Present	Solicitor Bruce Dice
Commissioner Gray	Present	Michael Turley
Commissioner Faccenda	Present	
Commissioner Kucera	Present	
Commissioner Martino	Present	

**PLEDGE OF ALLEGIANCE**

**CITIZENS' INPUT**

\*There was no citizens' input.

**Work Sessions Discussion Topics**

- 1) Veterans Memorial / Celebrate 2000 Monument.

Manager Shepherd reports on the memo sent to the Board about the Veterans Memorial / Celebrate 2000 Monument. The maintenance requirements for the memorial in front of the Town House has been assigned to the Norwin Vet 2000 Incorporated Organization. When the lease was signed in 1999, an agreement was signed with the Norwin Chamber of Commerce for the lease of the property. Manager Shepherd states he reviewed this with Solicitor Dice and he looked at the contract with the Chamber and there was no provision concerning assignment so it wasn't technically a violation of the lease. Manager Shepherd reports the problem now, according to Don Kattic and Karen Watkiss from Vet 2000, is they are required to have insurance because the lease requires insurance. From their perspective and limited funds, it is becoming a problem for them to get insurance on the monument. Not that they cannot get insurance, but more a cost item. When they contacted Manager Shepherd, their request was whether or not the Township would consider including the Memorial under a part of our insurance policy for the Town House. Manager Shepherd states he believes that is something that can be done even if just liability insurance if someone got hurt rather than the monument itself.

Commissioner Martino asks if Manager Shepherd knows how much that will cost.

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Manager Shepherd states he feels it would be very minimal from a cost standpoint especially if the policy just covers liability.

Commissioner Kucera asks if Vet 2000 will still be liable for the repairs and upkeep.

Manager Shepherd responds they are liable for repairs and upkeep depending on their financial condition.

Commissioner Kucera asks if the Township would be partially responsible even though they rent it out. The policy would have the Township on as a rider.

Manager Shepherd states the way the lease works is they lease the ground so their requirement for the insurance would cover liability up to a million dollars.

Commissioner Haigis states he is ok with reaching out to our insurance company and go with just the liability insurance.

Solicitor Dice recommends to bring a cost to the Board on both just liability and the other on insuring the structure as well.

Commissioner Faccenda asks that in the meantime, it's not insured?

Manager Shepherd states that it is insured, they just have to pay for the premium.

Commissioner Gray states he agrees with Commissioner Haigis with not having a problem insuring the liability but not the repairs and upkeep.

Manager Shepherd clarifies that Vet 2000 has not asked the Township to do any repairs. He states he will get the prices on both.

Commissioner Kucera states being leased, should be able to get renters insurance and would normally be fairly cheap.

Manager Shepherd states the cost is relative and probably isn't very expensive, but when their funds are so limited could be a lot of money to them.

There are no further Board comments.

### **Planning/Engineering Topics.**

#### **1) SP-5-2015 / S-10-2015: Penn-Irwin Motel Site**

- *Application for lot consolidation and boundary line adjustment, Route 30.*

Mr. Blenko states plans were received in July 2015 from a developer in California called United Growth Capital Management. They wished to take the site and put two buildings on it, one an

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Auto Parts store and the other a strip mall. It was reviewed by Don Housley and were numerous problems with the application and plans. The Planning Commission has had three meetings with the developer and meetings with PADot. Three extensions were made which expire this month and there are still no new plans. Mr. Blenko states that in speaking with the developer he said to keep this moving or deny it and the developer said to deny it. The slopes are difficult at this site and would have to do a lot of grading. The Planning Commission along with Mr. Blenko are recommending a denial based on the numerous deficiencies.

### **2) S-01-2016: Larry Brugnoli Plane**

- *Lot consolidation of four lots into two on Guffey Road at Turner Valley Road.*

Mr. Blenko states this is a refinement of lot lines. There are four parcels involved, one parcel is in North Huntingdon and the other three are in Sewickley. This is a joint review because both municipalities would have to sign off on the recorded plan. The Planning Commission recommends approval.

### **3) S-02-2016: Sroka II Plan**

- *Boundary line revision involving two lots along Robbins Station Road.*

Mr. Blenko states this is a large piece of land on Robbins Station Road around the corner from Spicher Hill Road. They would like to take the larger piece, split it in two, which gives them two buildable lots with their own access, frontage and driveway. Mr. Sroka came in six weeks ago to discuss. His concern is trying to sell the lots with a private road with joint maintenance. No new lots are created and is just a boundary line revision. Planning Commission recommends approval.

### **4) SP-1-2016: Compass Bank Site Plan**

- *Application for site plan on Rocky Road, formerly Kerber's Dairy Store.*

Mr. Blenko states this is a challenging lot. It's triangular shaped. The dairy store has been torn down and what is proposed is a drive thru bank with two drive thru lanes. The applicant is requesting four modifications from DiSalvo. They are asking to use asphalt rather than concrete curbs, a twenty two foot parking aisle rather than twenty four foot where there are no parking spaces, parking closer to the building on the northwest side of the building and they are requesting a waiver from a dumpster enclosure and screening because no dumpster is proposed. At the meeting on February 1<sup>st</sup>, the Planning Commission recommended approval of the site with the four requested waivers. Mr. Blenko states the Shusters are present at the meeting if they have any questions for them.

Commissioner Gray asks why the request for asphalt curbs rather than concrete.

Mr. Blenko states there is asphalt there now. He is also concerned about stormwater because they are trying to grade the lot towards an inlet and is unsure how you can do that accurately if you don't have a curb to gage the elevation. He states Mr. Shuster assured him it can be done.

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Bob Shuster ó RWS Development ó 8958 Hill Drive, North Huntingdon. Mr. Shuster states that they will grade with GPS equipment so the grading is not a concern. They have made the roof larger and one hundred percent of the water now will be picked up by the roof and into the retention pond. It will never hit the ground to do any damage or runoff. They took it through the Conservation District and they were fine with it. The building will be elevated and Mr. Shuster has given Mr. Blenko his word that it will be graded properly. As far as the curbs go, the people from Compass Bank, the Board of Directors, are up in age and are very conservative people. Mr. Shuster initially bid this project and told them a lot of stuff needed to be done there and they had total sticker shock on what the final number was. Mr. Shuster states that if he puts another forty thousand dollars in curbs, he thinks it would've killed the project. Why do we need curbs? There are fourteen parking spots at this site. Compass Bank is very nervous about this project and Mr. Shuster is asking to please not make him destroy this project because of curbs. Curbs are expensive and even the Ordinance states deep curbs are required, not surface curbs. It costs forty, fifty, sixty dollars per foot to install them. If they need to dig a sewage line or a cable line, the curb is in the way. This bank plans to come here and Mr. Shuster feels that it will be one of the banks that grow for the simple fact that they are doing a lot of developing in Penn Township and that traffic will cross right past the bank. The Compass Bank is getting the majority of Shuster's loans right now because it is a small, independent privately held bank that doesn't have to follow all the federal regulations.

Commissioner Gray asks what was done with Kenny Ross.

Mr. Blenko states they allowed asphalt curbs on their driveway on the upper lot, but required concrete curbs on the lower end of the site to assure elevations were correct to get water into the stormwater system.

Commissioner Herold states he believes asphalt curbs does the same as cement curbs by directing the water.

There were no further Board comments.

**ADJOURNMENT**

Motion: Commissioner Haigis                      Motion to adjourn. (7:23 P.M.)

Second: Commissioner Gray

Motion Carried 7 ó 0 ó 0

- Special Meeting minutes of February 11, 2016 were approved by the Board of Commissioners on \_\_\_\_\_.

\_\_\_\_\_  
Tony Martino, President

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John M. Shepherd, Township Secretary

/jjm

