

February 3, 2022

HEARING OF McKEAN TOWNSHIP SPERVISORS

CALL TO ORDER

A hearing of the Board of Supervisors was called to order on February 3, 2022 by Chair Janice Dennis at 7:15 p.m. as previously advertised and took place at the McKean Township Municipal Bldg.

ROLL CALL

Members present were Janice Dennis, Brian Cooper and Ronald Bole.

PURPOSE OF HEARING

The purpose of the public hearing was to take testimony and public comment on a Conditional Use Permit application from Pete Rys for a Bed and Breakfast Homestead at 9380 Hedderick Drive. It is noted that the property was posted in accordance with Act 247 as amended.

ADVERTISEMENT

Jan Dennis moved that the legal advertisement was published on January 14 and January 21, 2022 with the West County News Journal be entered into these proceedings as Exhibit T1, second by Ron Bole and passed by unanimous roll call vote.

PLANNING COMMISSION REVIEW AND RECOMMENDATIONS

Jan Dennis moved that the minutes of the December 16, 2021 meeting of the Planning Commission be entered into these proceedings as Exhibit T2, second by Brian Cooper and passed by unanimous roll call vote.

APPLICANT PRESENTATION

Mr. Rys stated that he is contemplating a Bed and Breakfast due to the fact that his children are no longer in school and he is just investigating this option.

QUESTIONS TO APPLICANT

None

ADJOURNMENT

With no objections, the hearing adjourned at 7:25 p.m.

Respectfully submitted,

Janice T. Dennis, Secretary

February 3, 2022

REGULAR MEETING OF McKEAN TOWNSHIP SUPERVISORS

CALL TO ORDER

A regular meeting of the Board of Supervisors was called to order on February 3, 2022 by Chair Janice Dennis at 7:30 p.m. as previously advertised and took place at the McKean Township Municipal Bldg.

ROLL CALL

Members present were Janice Dennis, Brian Cooper, and Ronald Bole.

CITIZEN COMMENT

None

MINUTES

Jan Dennis moved to approve the minutes of the January 3, 2022 meeting, second by Ron Bole and passed by unanimous roll call vote.

TREASURER REPORT

Brian Cooper moved to approve the Treasurer Report of January 31, 2022 subject to audit and approve payment of bills from the Treasurer Report of January 31, 2022, second by Ron Bole and passed by unanimous roll call vote.

REPORTS OF BOARDS, COMMISSIONS, COMMITTEES

Planning Commission—minutes of January 20, 2022 meeting were noted

Jan Dennis moved to approve the final plans of Olszewski and Kroto for a minor subdivision on Grubb Road, second by Brian Cooper and passed by unanimous roll call vote.

Recreation Authority—minutes of January 20, 2022 and Treasurer Report November 17, 2021 through January 19, 2022 were noted

REPORTS OF OFFICERS

None

CORRESPONDENCE

Erie County Department of Public Safety—Committee Initiatives

MacDonald Illig Attorneys—Petition of the Erie County Tax Claim Bureau for Sale of Real Estate at Public Sale

UNFINISHED BUSINESS

With no objections, the matter regarding the matter of the McKean Hose Company (McKean Township Liaison) and the hearing request from Ronald Bole before the McKean Hose Company was tabled.

NEW BUSINESS

Jan Dennis moved to approve the Conditional Use Permit Application from Pete Rys for a Bed and Breakfast Homestead at 9380 Hedderick Drive subject to the following conditions: (1) Short-term overnight lodging to be provided; monthly rentals are prohibited and the maximum guest stays shall be limited to seven days; (2) Maximum of five guest rooms, which shall be located in the principal dwelling unit; (3) Breakfast served only to overnight lodgers and shall be the only meal provided; (4) A minimum of one off-street parking space per guest room plus two spaces for the owner; (5) Shall comply with state and federal laws, including but not limited to, Fire Codes, Health and Safety Codes, Building Codes, Electrical Codes and Plumbing Codes; (6) Provide McKean Township with written certification that the Bed and Breakfast Homestead has been inspected and approved by the PA Department of Labor and Industry; (7) There shall be no sign permitted; (8) The remainder of the dwelling unit shall be used solely as a private residence for the dwelling's owner; (9) There shall be no changes to the external appearance of the dwelling other than normal upkeep; (10) The Bed and Breakfast Homestead shall not be transferrable; (11) Guest vehicles entering and exiting the property shall be limited to the hours of 6:00 a.m. to 10:00 p.m.; and (12) No more additional lighting except what already exists. Motion was second by Ron Bole and passed by unanimous roll call vote.

Jan Dennis moved to enact the following resolution:

RESOLUTION NO. 1562

**RESOLUTION OF THE SUPERVISORS OF McKEAN TOWNSHIP,
ERIE COUNTY, PENNSYLVANIA (hereinafter “the municipality”)**

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, known as the “Pennsylvania Sewage Facilities Act”, as Amended, and the Rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

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WHEREAS Michael Testa has proposed the development of a parcel of land identified as Testa Grubb Road Subdivision, and described in the Sewage Facilities Planning Module, and proposes that such subdivision be served by sewer tap-ins and sewer extension.

WHEREAS, McKean Township finds that the subdivision described in the Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Supervisors of McKean Township hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the “Official Sewage Facilities Plan” of the municipality the above referenced Sewage Facilities Planning Module.

Enacted this 3rd day of February, 2022
By the McKean Township Supervisors

Janice T. Dennis, Chair

Brian P. Cooper, Supervisor

Ronald T. Bole, Supervisor

ATTEST:

Janice T. Dennis

Motion was second by Brian Cooper and passed by unanimous roll call vote.

Jan Dennis moved to authorize execution of the Transmittal Letter for Sewage Facilities Planning Module for the Testa Grubb Road Subdivision, second by Brian Cooper and passed by unanimous roll call vote.

Jan Dennis moved that the township advertise for bids for superpave, single seal coat applied, and fuel, second by Ron Bole and passed by unanimous roll call vote.

Brian Cooper moved that the Settlement for the 2021 Tax Duplicate has been submitted by Karen Hamme, Tax Collector, for the total accountable taxes in the amount of \$281,273.88, second by Jan Dennis and passed by unanimous roll call vote.

Jan Dennis moved to warrant the Tax Collector to collect for 2022 Real Estate Taxes with adjustments as authorized through the Erie County Assessment Office by means of interim tax billing, exonerations, and refunds, second by Ron Bole and passed by unanimous roll call vote.

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Brian Cooper moved that McKean Township make application to and enter into a Salt Contract Participation Agreement with the PA Department of General Services to purchase sodium chloride from the state awarded supplier, second by Ron Bole and passed by unanimous roll call vote.

Jan Dennis moved to enact the following resolution:

RESOLUTION NO. 1563

BE IT RESOLVED, that we, the officials of McKean Township, Erie County, Pennsylvania, in Regular Session, do hereby make application to the County Council for an allocation of County Liquid Fuels Tax Funds.

Project Description: Winter road maintenance on McKean Township Roads.
Total Estimated Project Cost: \$20,000
Allocation Requested: \$13,282

It is certified by the Municipality and the officers who execute this application that all materials used and work done hereunder shall conform to the current Pennsylvania Department of Transportation Specifications and that all work will be done within the legal right of way or with permission of the abutting property owners.

Enacted this 3rd day of February, 2022
By the Board of Supervisors

Janice T. Dennis

Brian P. Cooper

Ronald T. Bole

ATTEST:

Janice T. Dennis, Secretary

Motion was second by Brian Cooper and passed by unanimous roll call vote.

PUBLIC PARTICIPATION

None

ADJOURNMENT

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With no objections, the meeting adjourned at 7:38 p.m.

Respectfully submitted,

Janice T. Dennis, Secretary