

May 5, 2022

HEARING OF McKEAN TOWNSHIP SUPERVISORS

CALL TO ORDER

A hearing of the Board of Supervisors was called to order by Chair Janice Dennis at 7:00 p.m. on May 5, 2022 as previously publicized and took place at the McKean Township Municipal Bldg.

ROLL CALL AND PLEDGE OF ALLEGIANCE

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

PURPOSE OF MEETING

The purpose of the public hearing was to take testimony and public comment on a Conditional Use Permit application from David Russell for a Planned Residential Development on Grubb Road. The property is zoned R-2 Suburban residential. It is noted that the property was posted in accordance with Act 247 as amended.

ADVERTISEMENT

Ron Bole moved that the legal advertisement was published on April 21 and April 28, 2022 with the West County News Journal be entered into these proceedings as Exhibit T1, second by Brian Cooper and passed by unanimous roll call vote.

PLANNING COMMISSION REVIEW AND RECOMMENDATIONS

Brian Cooper moved that the minutes of the March 17, 2022 minutes of the Planning Commission be entered into these proceedings as Exhibit T2, second by Ron Bole and passed by unanimous roll call vote.

Chair, Jan Dennis swore in those individuals wishing to give testimony.

APPLICANT PRESENTATION

Dave Russell, 13050 Old Plank Road, Waterford

Mr. Russell stated that there would be 62 units with a total of 31 one-story duplexes which would be owned individually with no rentals. Each duplex would be 2,300 square feet with 1,600 square feet in living area. There would be approximately 51' between the structures. There would be a club house for the residents, a buffer of trees, 50' at the rear of the houses, and all water would be drained to the storm water ponds.

QUESTIONS TO APPLICANT/BOARD OF SUPERVISORS

James Bartley, 5005 Knapp Road

Mr. Bartley asked where the water goes after the detention pond.

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William Shannon, 5158 Countryside Drive

Mr. Shannon stated that their yards had become wet due to the fact of the trees being removed from this property.

Matt Jenkins, 8492 Grubb Road

Mr. Jenkins asked what date is anticipated for breaking ground and what are the benefits to the community.

Nicole McDannel, 8492 Grubb Road

Ms. McDannel expressed concerns that these

Dale Osterling, 8548 Grubb Road

Mr. Osterling stated that his leach field in on this property.

Ron Bole asked if the stormwater facility would be a wet pond.

Mr. Russell stated that the playground would be at the northwest corner in the green space of the property. The duplexes would be selling for approximately \$235,000. A Homeowners Association would be created with the Association remaining for an infinite time. The Association would set the fees for roadway maintenance, landscaping, and possibly other requirements set by the Association. There would be no rentals. The roadway system would be a boulevard and would be designed for emergency vehicles.

The following residents stated that they are opposed to the Conditional Use: James Bartley, Mr. and Mrs. Jenkins, Dale Osterling, William Shannon, and Jeff Beltz.

ADJOURNMENT

With no objections, the hearing adjourned at 8:09 p.m.

Respectfully submitted,

Janice T. Dennis, Secretary

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REGULAR MEETING OF McKEAN TOWNSHIP SUPERVISORS

CALL TO ORDER

A regular meeting of the Board of Supervisors was called to order on May 5, 2022 by Chair Janice Dennis at 8:10 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—AGENDA

None

MINUTES

Brian Cooper moved to approve minutes of the April 7, 2022 hearing and meeting, second by Ron Bole and passed by unanimous roll call vote.

TREASURER REPORT

Ron Bole moved to approve the Treasurer Report of April 30, 2022 subject to audit and approve payment of bills from the Treasurer Report of April 30, 2022, second by Brian Cooper and passed by unanimous roll call vote.

REPORTS OF BOARDS, COMMISSIONS, COMMITTEES

Planning Commission minutes of April 21, 2022 were noted.

Brian Cooper moved to approve the final plans of William E., Jr. and Denise A. Fulton for a minor subdivision on Golden Road, second by Ron Bole and passed by unanimous roll call vote.

REPORTS OF OFFICERS

Brian gave his Roadmaster report for the month of April and Jan noted that Erie County Council would be holding one of their meetings at the McKean Township Municipal Building on September 6, 2022.

CORRESPONDENCE

Larson Design Group—Act 14 Notification (replacement of three sections of distribution gas pipeline)

Spectrum—Program Notification

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Erie Water Works—Water Quality Report for the year 2021

David Laird Associates, Inc.—Act 14, 67 and 68 Notification for SFTF at 9370 Shadduck Road

UNFINISHED BUSINESS

Brian Cooper moved that McKean Township approve one half of the full salary for one IRT member from West Ridge Fire Department for 2022 in the amount of \$23,068.50 due to an increase in the hourly wage to \$19.50, second by Jan Dennis and passed by unanimous roll call vote.

It was noted the bids were opened and read on April 13, 2022 at the Harborcreek Township Municipal Building as follows:

Suit-Kote Corporation, Meadville, PA

190,000 SY Single Asphalt Seal Coat complete in place at \$1.530 per Square Yard

Russell Standard, Mars, Pa

190,000 SY Single Asphalt Seal Coat complete in place at \$1.980 per Square Yard

Ron Bole moved to award the bid to Suit-Kote for 190,000 square yards of Single Asphalt Seal Coat complete in place at \$1.530 per square yard, second by Brian Cooper and passed by unanimous roll call vote.

It was noted that the bids were opened and read on May 5, 2022 at the McKean Township Municipal Bldg. for superpave as follows:

Lindy Paving, Inc., New Galilee, PA

1,200 tons Superpave Asphalt Wearing Course at a pick up price of \$74.40 per ton. It was noted that the Anti-Collusion Affidavit was included.

Jan Dennis moved that McKean Township approve the Conditional Use Permit Application from David Russell for a Planned Residential Development off Grubb Road contingent upon Section 704—Planned Residential Development Regulations of the McKean Township Zoning Ordinance, second by Ron Bole and passed by unanimous roll call vote.

NEW BUSINESS

Brian Cooper moved that the Supervisors, Treasurer, Tax Collector, Auditors, Solicitor, Engineer, and Administrative Assistant are authorized to attend the ECATO Yearbook Dedication Dinner, second by Ron Bole and passed by unanimous roll call vote.

Ron Bole moved to enter into a Settlement Agreement between Raymond S. Litz, the McKean Township Zoning Hearing Board, and McKean Township to resolve the Appeal and

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release Raymond S. Litz any violations as described in the July 28, 2021 Enforcement Notice, second by Brian Cooper and passed by unanimous roll call vote.

Jan Dennis moved to enact the following resolution:

RESOLUTION NO. 1568

**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

WHEREAS Elizabeth A. Coburn has proposed the development of a parcel of land identified as 8111 Grubb Road and described in the Sewage Facilities Planning Module, and proposes that such subdivision be served by a Small Flow Treatment Facility.

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 5th day of May, 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.

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Jan Dennis moved to enact the following resolution:

RESOLUTION NO. 1569

SMALL FLOW TREATMENT SYSTEM FOR ELIZABETH A. COBURN

The McKean Township Board of Supervisors reviewed and approved the Planning Module for a Small Flow Treatment System for Elizabeth A. Coburn at 8111 Grubb Road in McKean Township.

Enacted this 5th day of March, 2022
By the McKean Township Supervisors

Janice T. Dennis, Chair

Brian P. Cooper, Supervisor

Ronald T. Bole

ATTEST:

Janice T. Dennis

Motion was second by Ron Bole and passed by unanimous roll call vote.

Jan Dennis moved to authorize execution of the Transmittal Letter for Sewage Facilities Planning Module and the Maintenance Agreement Form for the Elizabeth A. Coburn SFTF, second by Brian Cooper and passed by unanimous roll call vote.

Brian Cooper moved to submit the Stormwater Management Plan & Narrative and E&S Plan and Narrative of the MSA Premier Sports Park at 5220 West Road to Mark Corey for review and recommendations after receipt of escrow monies, second by Ron Bole and passed by unanimous roll call vote.

Brian Cooper moved that McKean Township advertise for bids for the purchase of one used Street Vacuum/Street Sweeper truck, second by Ron Bole and passed by unanimous roll call vote.

Jan Dennis moved to enter into a Settlement Agreement between Scott Litz, the McKean Township Zoning Board, and McKean Township to resolve the Appeal and release Scott Litz from any violations as described in the July 20, 2021 Enforcement Notice, second by Brian Cooper and passed by unanimous roll call vote.

PUBLIC PARTICIPATION

James Neuburger, Neuburger Road

Mr. Neuburger asked if the township was aware that possibly Amazon would be going on the Green Shingle property on Sterrettania Road.

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ADJOURNMENT

With no objections, the meeting adjourned at 8:39 p.m.

Respectfully submitted,

Janice T. Dennis, Secretary