

October 6, 2022

HEARING OF McKEAN TOWNSHIP SUPERVISORS

CALL TO ORDER

A hearing of the Board of Supervisors was called to order on October 6, 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 is to take testimony and public comment on a Conditional Use Permit application from Thomas Ayers for a Photography Studio at 6519 West Road. The property is zoned R-1 Rural Residential. It was noted that the property was posted in accordance with Act 247 as amended.

LEGAL ADVERTISEMENT

Ron Bole moved that the legal advertisement with the West County News Journal be entered into these proceedings as Exhibit 1, second by Brian Cooper and passed by unanimous roll call vote.

PLANNING COMMISSION REVIEW AND RECOMMENDATIONS

Brian Cooper moved that the minutes of September 15, 2022 be entered into these proceedings as Exhibit 2, second by Ron Bole and passed by unanimous roll call vote.

APPLICANT PRESENTATION

Mrs. Eris Ayers stated that the application is for a photography studio on their property which will be located in a portion of the garage. They have adequate parking spaces with possibly only one appointment per day. The area in the garage would be approximately 10'x12'.

QUESTION TO APPLICANT

None

ADJOURNMENT

With no objections, the hearing adjourned at 8:18 p.m.

Respectfully submitted,
Janice T. Dennis, Secretary

October 6, 2022

REGULAR MEETING OF McKEAN TOWNSHIP SUPERVISORS

CALL TO ORDER

A regular meeting of the Board of Supervisors was called to order on October 6, 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—AGENDA

None

MINUTES

Ron Bole moved to approve minutes of the September 15, 2022 meeting, second by Brian Cooper and passed by unanimous roll call vote.

TREASURER REPORT

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

REPORTS OF BOARDS, COMMISSIONS, COMMITTEES

Planning Commission Minutes of September 15, 2022 meeting were noted.

Ron Bole moved to approve the final plans of the Taylor L. and John B. Pearson IV Subdivision for a minor subdivision of two lots on Tileyard Road, second by Brian Cooper and passed by unanimous roll call vote.

Brian Cooper moved to approve the final plans of the Leone Real Estate, LLC and Kobel for a minor subdivision on Edinboro Road, second by Ron Bole and passed by unanimous roll call vote.

Recreation Authority Minutes and Treasurer Report of September 15, 2022 were noted.

REPORTS OF OFFICERS

Brian reported that they are working on getting ready for winter and they have been currently brush cutting and roadside mowing.

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Jan Dennis noted that the Girl Scouts requested utilizing our building for Girl Scout signups which will take place October 19, 2022 from 5:30 to 7:00.

CORRESPONDENCE

Charter Communications—Upcoming Changes

Erie County Department of Veterans Affairs—Operation Green Light for Veterans

Harold Simmons, 6430 West Road—Restriction of Truck Travel

UNFINISHED BUSINESS

Ron Bole moved to approve the Conditional Use Permit Application from Thomas Ayers for a Home Occupation of Photography Studio at 6519 West Road subject to the following conditions: (1) Vehicles exiting the property shall be in a forward approach onto West Road; (2) The Home Occupation shall comply with Sections 612 and 617 of the McKean Township Zoning Ordinance; (3) The Home Occupation shall not be transferrable; (4) The Home Occupation shall not exceed 20% of the dwelling unit; (5) There shall be one sign permitted not to exceed six (6) square feet in area; and (6) The Home Occupation is limited to the hours of 8:00 a.m. to 9:00 p.m. Sunday through Saturday, second by Brian Cooper and passed by unanimous roll call vote.

NEW BUSINESS

Brian Cooper moved that the Supervisors, Treasurer, Administrative Assistant, Auditors, Solicitor, Engineer, and Tax Collector are authorized to attend the ECATO 114th Annual Convention, second by Ron Bole and passed by unanimous roll call vote.

Jan Dennis moved to enact the following resolution:

RESOLUTION NO. 1575

A RESOLUTION OF McKEAN TOWNSHIP, ERIE COUNTY, PENNSYLVANIA AUTHORIZING THE ADVERTISEMENT OF THE TOWNSHIP'S INTENT TO APPOINT A FIRM OF CERTIFIED OR COMPETENT PUBLIC ACCOUNTS TO MAKE AN EXAMINATION AND AUDIT OF ALL THE ACCOUNTS OF THE TOWNSHIP FOR FISCAL YEAR 2022

WHEREAS, Section 917(b)(1) of the Second Class Township Code authorizes a Board of Supervisors to appoint a firm of certified or competent public accounts to replace a Township's elected Auditors for purposes of making an examination and audit of all the accounts of a Township; and

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WHEREAS, Section 917(b)(1) of the Second Class Township Code further authorizes a Board of Supervisors to determine the compensation for such firm of certified or competent public accounts; and

WHEREAS, Section 917(b)(2) of the Second Class Township Code requires that at least thirty (30) days prior to any vote to appoint a firm of certified or competent public accountants to replace the elected Auditors, a Board of Supervisors must advertise in a newspaper of general circulation the intent to appoint a firm of certified or competent public accountants to replace the elected Auditors; and

WHEREAS, the McKean Township Board of Supervisors believes that the consideration of the appointment of a firm of certified or competent public accountants to replace the elected Auditors is in the best interest of the Township.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of McKean Township, Erie County, Pennsylvania, as follows:

1. The McKean Township Board of Supervisors hereby authorizes the advertisement of the Township's intent to appoint a certified public accountant firm at the 2022 organization meeting to replace the Township's elected Board of Auditors to audit and make an examination of the accounts of the Township for fiscal year 2022, and the preparation of a Resolution regarding the same.

2. A legal advertisement shall be placed in a newspaper of general circulation in the Township, notifying the public of the date, time, and location of the said organization meeting.

3. The appropriate Township personnel are hereby authorized and directed to take all actions necessary to carry out the purposes of this Resolution.

Enacted this 6th day of October, 2022
By the McKean Township Board of Supervisors

Janice T. Dennis, Chair

Brian P. Cooper, Supervisor

Ronald T. Bole, Supervisor

ATTEST:

Janice T. Dennis, Secretary

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

Jan Dennis moved to enact the following resolution:

RESOLUTION NO. 1576

**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 Lawrence and Carolyn Lafata has proposed the development of a parcel of land identified as 4484 East Stancliff Road and described in the Sewage Facilities Planning Module, and proposes that such subdivision be served by a new 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 6th day of October, 2022
By the McKean Township Board of Supervisors

Janice T. Dennis, Chair

Brian P. Cooper, Supervisor

Ronald T. Bole, Supervisor

ATTEST:

Janice T. Dennis, Secretary

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

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Brian Cooper moved to enact the following resolution:

RESOLUTION NO. 1577

SMALL FLOW TREATMENT SYSTEM FOR LAWRENCE AND CAROLYN LAFATA
The McKean Township Board of Supervisors reviewed and approved the Planning Module for a Small Flow Treatment System for Lawrence and Carolyn Lafata, 4484 East Stancliff Road in McKean Township.

Enacted this 6th day of October, 2022
By the McKean Township Board of Supervisors

Janice T. Dennis, Chair

Brian P. Cooper, Supervisor

Ronald T. Bole, Supervisor

ATTEST:

Janice T. Dennis, Secretary

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

Jan Dennis moved to authorize the execution of the Transmittal Letter for the Sewage Facilities Planning Module and the Maintenance Agreement Form for the Lawrence and Carolyn Lafata SFTF, second by Ron Bole and passed by unanimous roll call vote.

Brian Cooper moved to enact the following resolution:

RESOLUTION NO. 1578

**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 Corey and Katelyn Morris has proposed the development of a parcel of land identified as 10520 Greenlee Road and described in the Sewage Facilities Planning Module, and proposes that such subdivision be served by a new treatment facility.

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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 6th day of October, 2022
By the McKean Township Board of Supervisors

Janice T. Dennis, Chair

Brian P. Cooper, Supervisor

Ronald T. Bole, Supervisor

ATTEST:

Janice T. Dennis, Secretary

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

Brian Cooper moved to enact the following resolution:

RESOLUTION NO. 1579

SMALL FLOW TREATMENT SYSTEM FOR COREY AND KATELYN MORRIS
The McKean Township Board of Supervisors reviewed and approved the Planning Module for a Small Flow Treatment System for Corey and Katelyn Morris, 10520 Greenlee Road in McKean Township.

Enacted this 6th day of October, 2022
By the McKean Township Board of Supervisors

Janice T. Dennis, Chair

Brian P. Cooper, Supervisor

Ronald T. Bole, Supervisor

ATTEST:

Janice T. Dennis, Secretary

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

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

PUBLIC PARTICIPATION

Scott Haywood, 9124 Main Street

Mr. Haywood reported that starting October 1, 2022, West Ridge has changed their staffing plan. They have issues getting people to work. Their ambulance is out of service due to the RIT not being at the fire department. The McKean Hose Company is thinking of hiring their own people. They are confident they could get three people. He added that the township and borough should be prepared for the Hose Company asking for more money in 2023. He also noted that they have concerns regarding the new development on I-90 and Sterrettania Road as well the development proposed on Grubb Road.

Ron Bole asked how high the Edinboro ladder is from Edinboro, which is 105' or Perry Highway which is 110'.

Nick Kulbacki, 8690 Mayfair Drive

Mr. Kulbacki suggested that possibly the Supervisors could do what Harborcreek is doing which is to run a small vehicle to support their fire departments. This would be two or more employees from the township who are trained as EMTs.

ADJOURNMENT

With no objections, the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Janice T. Dennis, Secretary