

July 13, 2023

SPECIAL MEETING OF McKEAN TOWNSHIP SUPERVISORS

CALL TO ORDER

A special meeting of the Board of Supervisors was called to order by Chair Janice Dennis as previously publicized and took place July 13, 2023 at 7:00 p.m. at the McKean Township Municipal Bldg.

ROLL CALL

Members present were Janice Dennis, Brian Cooper, Ronald Bole, and Gery Nietupski-Solicitor.

PURPOSE OF MEETING

The purpose of the meeting was to render a decision for a Conditional Use Permit for Charles Bizzarro for a junkyard at 8400 Bargain Road.

It was noted that an Executive Session took place on Monday, July 10, 2023 at 8:30 at the office of Atty. Nietupski for purpose of discussion regarding the Conditional Use Permit application from Charles Bizzarro.

Ron Bole moved to approve the Conditional Use Permit from Charles Bizzarro for a junkyard at 8400 Bargain contingent upon the following conditions, second by Brian Cooper and passed by unanimous roll call vote:

- 1) Hours of operation shall be from 7:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 noon on Saturday;
- 2) There shall be a minimum of 12' between rows of vehicles for emergency vehicles;
- 3) Junk vehicles shall ingress and egress Bargain Road property from and to Edinboro Road only;
- 4) There shall be no stacking of junk vehicles;
- 5) Junkyard shall comply with Section 613 and Section 617 of the McKean Township Zoning Ordinance;
- 6) The Conditional Use Permit shall not be transferrable and or assignable;
- 7) There shall be no burning on the property;
- 8) The area for the junkyard shall not exceed one acre and shall be completely screened on all sides with a visually solid fence or wall at least 8 feet in height and not more than ten feet in height;

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9) The property shall comply with all local, county, and state regulations;

10) Within sixty (60) days of today's date, Mr. Bizzarro shall provide the Township with a proper baseline indicating the current environmental status of the property. The Township requires that an appropriate testing facility confirm to the Township in writing, that the property as it exists does not create an environmental hazard;

11) At no time shall the junkyard be permitted to create an environmental hazard, which includes, but is not limited to, contamination of soil and/or water by the release of carcinogens or any other dangerous materials into the ground which could leach into surrounding properties; and

12) Mr. Bizzarro and/or the junkyard operator "as applicable" are fully and jointly and severally liable for any and all environmental damage caused by the operation of the junkyard to any affected party.

PUBLIC PARTICIPATION

None

ADJOURNMENT

With no objections, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Janice T. Dennis, Secretary