

**FINDLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING - FEBRUARY 17, 2010**

The meeting was called to order at 7:00 p.m. In attendance were Supervisors Thomas Gallant, Janet Craig, and Raymond Chappell, Manager Gary Klingman, Engineer Dan Kaufmann from Michael Baker, Jr, and Solicitor E.J. Strassburger from Strassburger, McKenna, Gutnick & Gefsky. Recording the minutes was Cheryl Rinehart.

* The Chairman asked if there were any questions on any of tonight's agenda items. Hearing none, the meeting continued.

* **FINDLAY INDUSTRIAL PARK (SOLAR DRIVE) PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATIONS**

Preliminary Land Development Application - Mr. Caruso read from his January 28th review letter. The application was received on January 18, 2010. The proposal is to extend Solar Drive 2,730 feet into Phase II of the Findlay Industrial Park, opening up 373 acres for development. The zoning is Light Industrial.

With reference to the Township zoning requirements, there are no outstanding items.

With reference to the requirement for Preliminary Land Development approval, there are no outstanding items.

With reference to the requirements for a site plan, the applicant is requesting the following modifications:

1. Section 103.509.6 requires sidewalks on both sides of a street. The applicant is requesting a modification to install an eight foot wide asphalt biking/walking trail on only one side of the street.

2. Section 13.504.1 notes that cul-de-sac streets shall not exceed 600 feet in length. The proposed roadway for Phase I and II will be a total of 4,230 feet in length.

3. Section 103.611.3 states that all utilities shall be placed underground. The applicant is requesting to extend the existing overhead electric service behind Lot #3 an additional 294 feet, new overhead service for Area 2 and new overhead service for Area 3.

4. Section 103.604.11 requires a bufferyard Type "D" adjacent to all streets. The applicant is requesting approval to use Option #1 bufferyard as outlined in Section 103.604.10 and approved for Phase I.

5. Section 103.604.11 requires a bufferyard and Type "B" adjacent to all commercial and light industrial. The applicant is requesting a modification to use a bufferyard "A" which was approved for Phase I.

With reference to the requirements for a complete environmental constraints study, the following is noted:

1. Utility impact statement has been provided. However, a traffic impact study has not been provided. Mr. Caruso noted that they are in the process of preparing the study and has already met with PennDOT.

The Planning Commission gave a favorable recommendation at their January 26th meeting.

Final Land Development Application - Mr. Caruso referred to his January 28th review letter.

Public and private improvements shall conform to the design standards established by the Subdivision and Land Development Ordinance as follows:

A. Streets - Section 103.504.1 notes that cul-de-sac streets shall not exceed 600 feet in length, have

a minimum 70 foot diameter cartway and 100 foot right-of-way. Except for the cul-de-sac length, for which the applicant is requesting a modification, the plan does conform.

Section 509.6 requires collector roads to have a minimum 24 foot wide cartway, 60 foot right-of-way and have sidewalks on both sides. The plans do conform for the cartway by proposing a 24 foot wide roadway and 80 foot right-of-way. However, in place of sidewalks the applicant is requesting a modification to install an 8 foot wide asphalt walking trail along the northern side of the roadway.

E. Utilities - The plan does not all utilities to be placed underground except for the main feed for which a modification is being requested.

F. Landscaping - (1) A landscaping plan has been provided. However, the plan needs to show the appropriate bufferyards along Solar Drive. (2) Section 604.5.2 requires bufferyard "B" to include 80 plant units per every 100 lineal feet and be a minimum of 20 feet in width. The applicant is requesting a modification to use a bufferyard "A". (3) Section 604.5.4 requires a bufferyard "D" to include 160 plant units per every 100 lineal feet and be a minimum of 40 feet in width. The applicant is requesting a modification to use Option #1. (4) The plan needs to note that all planting will be guaranteed for 1 year. (5) A plant schedule needs to be provided that indicates the approximate plants, size, botanical and common names.

The Planning Commission gave a favorable recommendation at their January 26th meeting.

Since there were no questions from the Board or those in attendance, Mr. Chappell moved to approve the preliminary and final land development applications to extend Solar Drive 2,730 feet into Phase II of the Findlay Industrial Park as recommended by the Planning Commission and contingent upon approval from the Township and Transportation Engineers. Ms. Craig seconded. 3 Ayes. Motion carried.

* MARONDA FARMS PHASE II FINAL LAND DEVELOPMENT APPLICATION

Mr. Chappell moved to table the Final Land Development application, as requested by Michael P. Salai, Engineer for Wind Ridge Engineering Company in his letter of February 15, 2010, until the March 10th meeting. Ms. Craig seconded. 3 Ayes. Motion carried.

* WOODCREEK MANOR LOT 101 FINAL SUBDIVISION APPLICATION. Mr. Caruso referred to his review letter of January 28th. The applicant is proposing the final subdivision lines for Lot 101. Lot "A" will be 8,836 sf, Lot "B" will be 6,393 sf and Lot "C" will be 21,192 sf.

With reference to the zoning requirements, there are no outstanding items.

With reference to the requirement for a final plan, the following is noted:

Section 103.305.1.11.1 notes that in addition to the plan prepared for recording, the applicant shall submit a computer-readable file in accordance with specifications compatible to the Township's geographic information system. This file shall be submitted upon final approval.

The Planning Commission gave a favorable recommendation at their January 28th meeting.

Since there were no questions from the Board or those in attendance, Mr. Chappell moved to approve the Final Subdivision Application for Woodcreek Manor, Lot 101. Ms. Craig seconded. 3 Ayes. Motion carried.

* RESOLUTION NO. 2010-07. Mr. Klingman indicated that the Township is to pass a resolution to adopt and submit to DEP for its approval as a revision to the official plan of the township to upgrade and expand the Enlow/Clinton Phase III Interceptor.

Mr. Chappell moved to approve Resolution No. 2010-07 adopting and submitting to DEP for its approval as a revision to the Official Plan of the municipality for the Enlow/Clinton Phase III Interceptor. Ms. Craig seconded. 3 Ayes. Motion carried.

* RESOLUTION NO. 2010-08. Sue Johnston, a new resident of the Township, has expressed an interest in serving on the Fair Board. With the resignation of Lena Cool, there is an opening on the Fair Board.

Mr. Chappell moved to approve Resolution No. 2010-08 appointing Sue Johnston to the Findlay Township Fair Board. Ms. Craig seconded. 3 Ayes. Motion carried.

* RESOLUTION NO. 2010-09. In 2003 a resolution was enacted to establish a Killed-in-Service provision as part of the Police Pension Plan. The PA State Legislature enacted Act 51 of 2009 that provides direct payment, by the Commonwealth, to a killed-in-service death benefit to the surviving spouse or, if no surviving spouse, the minor child of a law enforcement officer. The Township's Police Bargaining Unit concurs with the action of this resolution.

Mr. Chappell moved to approve Resolution No. 2010-09 repealing Resolution No. 2003-11 effective April 1, 2010 and the Commonwealth, in the future, shall provide for this provision under the auspices of Act 51 of 2009. Ms. Craig seconded. 3 Ayes. Motion carried..

* DECLARATION OF DISASTER EMERGENCY for payment of overtime, in accordance with the fair Labor Standards Act, to the Public Works Department during the snow storm on January 5th and from January 6th thru 13, 2010.

Mr. Chappell moved to enact the Declaration of Disaster Emergency for January 5th and for the period of February 6th thru February 13th, 2010. . Ms. Craig seconded. 3 Ayes. Motion carried.

* SALE OF TOWNSHIP POLICE VEHICLE. Chief Lesko indicated that at the last COG meeting, Stowe Township indicated that due to financial constraints, they were looking to purchase used police vehicles. Our 2010 vehicle came in this week and the dealer was offering \$2,700 for the trade-in of our older vehicle. Stowe Township was contacted and they offered to purchase the vehicle that the Township was trading for the trade-in value.

Mr. Chappell moved to approve the sale of the 2006 Ford Crown Victoria police vehicle to Stowe Township for the trade-in value of \$2,700.00. Ms. Craig seconded. 3 Ayes. Motion carried.

* MINUTES OF JANUARY MEETINGS. Mr. Chappell moved to approve the minutes of the January meetings as printed. Ms. Craig seconded. 3 Ayes. Motion carried.

* BILLS AND PAYROLL. Mr. Chappell moved to approve the payroll and the bills that are available for public inspection. Ms. Craig seconded. 3 Ayes. Motion carried.

* TREASURER'S REPORT

General Fund Checking Account		Liquid Fuels Checking Account	
Balance, 01/01/10	\$ 5,150.18	Balance, 01/01/10	\$.10
Receipts	611,423.64	Receipts	0.00
Money Market	0.00	Money Market	0.00
Expenses	357,012.87	Expenditures	0.00
Money Market	1 75,000.00	Money Market	0.00
Balance, 02/01/10	\$ 84,560.95	Balance, 02/01/2010	\$.10

Balance in General Fund Money Market Account. \$368,132.68
 Balance in Liquid Fuels Money Market Account. \$ 7.89
 Balance in Wells Fargo Accounts (includes Tax Ant. Note). \$579,047.58
 Balance in Capital Reserve Account (checking/money market) . \$ 51,915.35

Mr. Chappell moved to approve the Treasurer's Report as read. Ms. Craig seconded. 3 Ayes. Motion carried.

* COMMUNICATIONS:

1. Request for DISTRIBUTION of Earned Income Tax in the amount of \$633.76 to other Townships for money withheld by employers in Findlay Township.

Mr. Chappell moved to approve the distribution of Earned Income Tax totaling \$633.76 to those districts included on the 01/29/10 list from the Earned Income Tax Collector. Ms. Craig seconded. 3 Ayes. Motion carried.

2. Request for refunds totaling \$1.58 to residents who have claimed UE credits, overpaid their Earned Income taxes, moved to another district or had their taxes withheld and sent to us in error.

Mr. Chappell moved to approve the refund of Earned Income Tax totaling \$1.58 to those individuals and districts included on the 01/29/2010 list from the Earned Income Tax Collector. Ms. Craig seconded. 3 Ayes. Motion carried.

3. Request for refund of Local Service tax totaling \$32.54. Mr. Chappell moved to approve the refund of Local Service Tax in the amount of \$32.54 to those persons listed on the 1/29/2010 printout from our Tax Collector. Ms. Craig seconded. 3 Ayes. Motion carried.

* DEPARTMENTAL REPORTS (attached)

* SUPERVISORS' COMMENTS

All three Supervisors commented on the recent snowstorm and commended the Public Works Department employees on their efforts to keep the roads clear of snow and ice. Letters and e-mails were received from residents also commending the department.

All further business having been discussed, Mr. Chappell moved to adjourn the meeting at 7:28 p.m. Ms. Craig seconded. 3 Ayes. Motion carried.

Respectfully submitted by Cheryl L. Rinehart