



**WEST DEER
TOWNSHIP
VIRTUAL
SUPERVISORS
MEETING**

September 16, 2020

7:00pm: Regular Business Meeting

Members present:

Mr. Forbes	_____
Mrs. Hollibaugh	_____
Mrs. Jordan	_____
Mr. Maudhuit	_____
Mr. Karpuzi	_____

WEST DEER TOWNSHIP
Board of Supervisors
September 16, 2020

7:00pm: Regular Business Meeting

1. Call to Order
2. Roll Call
3. Comments from the Public
4. Chairman's Remarks
5. Accept Minutes
6. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
7. Police Chief's Report
8. Public Works Foreman's Report
9. Engineer's Report
10. Building Inspector/Code Enforcement Officer's Report
11. Report from the Parks and Recreation Board
12. Appointment: Pension Plan Management Process Steering Committee
13. Authorization: Advertisement of Ordinance No. 434 (False Alarm Ordinance)
14. Authorization: Advertisement of Ordinance No. 435 (Real Estate Tax Deferral)
15. Authorization: Advertisement of Pittsburgh National Golf Course Rezoning
16. Authorization: Oakwood Heights Plan (Phases II and III)
17. Discussion: Short-term Rental Ordinance
18. Discussion: Wi-Fi Hotspots/Cell Service in the Township
19. Old Business
20. New Business
21. Adjournment

1 Call to Order

2 Roll Call - Mr. Mator

COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA ITEMS AT THIS TIME. PLEASE REQUEST TO BE HEARD, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO THREE (3) MINUTES.

CHAIRMAN'S REMARKS

MR. KARPUI...

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE AUGUST 19, 2020 REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE AUGUST 19, 2020 MEETING AS PRESENTED.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	_____	_____	_____	_____
MR. MAUDHUIT	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

West Deer Township
Board of Supervisors
19 August 2020
7:00 p.m.

Members present at the Regular Business Meeting: Arlind Karpuzi, Chairperson; Shirley Hollibaugh, Vice Chair; Brandon Forbes; Beverly Jordan; and Shawn Maudhuit. Also present were: Daniel Mator, Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

OPEN REGULAR BUSINESS MEETING

Chairman Karpuzi opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator – Quorum present.

COMMENTS FROM THE PUBLIC

- Steven Victor
 - Mr. Victor requested the Board schedule a Public Hearing for the Pittsburgh National Golf Rezoning Plan, even though the rezoning request was denied by the Planning Commission.
 - Mr. Robb recommended placing a motion on the September agenda to schedule the public hearing, and also stated the Board has the discretionary option to deny the motion, which then would become a denial of the zoning change request.
 - Mr. Karpuzi voiced that the Board wouldn't be opposed to having a public hearing.
- Tim Resciniti, 1006 York Way
 - Mr. Resciniti asked the Board to review the compliance analysis of the Olympus deep well that he sent in the Zoom chat box.
 - He requested an explanation of a notation on a report stating that Mr. Schmidt was speaking with Mr. Robb about asking Olympus to withdrawal their proposal of bringing the well to West Deer Township. Mr. Robb stated that he did not speak to Mr. Schmidt about asking Olympus to withdrawal, so he has no information to share.

CHAIRMAN'S REMARKS

- Chairman Karpuzi emphasized that everyone needs to continue following the COVID-19 guidelines.
- He thanked Mrs. Jordan, Mr. Forbes, and Mr. Mator for working on the union contract agreements.

ACCEPT MINUTES

MOTION BY Supervisor Maudhuit and SECONDED BY Supervisor Jordan to accept the minutes of the 15 July 2020 meeting as presented. Motion carried unanimously 4-0.

APPOINTED AUDITOR'S REPORT

Township-appointed Auditor Mark Turnley was present and summarized the 2019 Annual Audit.

MONTHLY FINANCIAL REPORT**TOWNSHIP OF WEST DEER**
FINANCE OFFICER'S REPORT**31 July 2020****I - GENERAL FUND:**

	<u>July</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	235,423.60	3,939,914.42	60.80%
Expenditures	347,127.01	3,023,905.17	46.66%

Cash and Cash Equivalents:

Sweep Account

1,160,268.72**1,160,268.72****II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted

68,592.72

Fire Tax Fund:

Sweep Account - Restricted

79,981.09

State/Liquid Fuels Fund:

Sweep Account - Restricted

348,426.11**496,999.92****Investments:****Operating Reserve Fund:**

Sweep Account - Reserved

630,312.13

Capital Reserve Fund:

Sweep Account - Reserved

1,382,110.06**2,012,422.19****III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.00**0.00****TOTAL CASH BALANCE 07/31/20****3,669,690.83****Interest Earned July 2020****8,169.89**

	7/1/2020 Debt Balance	July Principal Payment	7/31/2020 Debt Balance
Mars National - VFC #3	\$139,024.16	\$2,607.94	\$136,786.64
NexTier Bank VFC #2	\$416,076.64	\$2,680.96	\$416,694.94

Restricted – Money which is restricted by legal or contractual requirements.

Reserved – Money which is earmarked for a specific future use.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to approve the Finance Officer's Report as submitted. Motion carried unanimously 4-0.

AUGUST LIST OF BILLS

Bearcom	194.97
Best Wholesale Tire Co. Inc.....	1393.30
Hei-Way, LLC.....	775.98
Jordan Tax Service, Inc.....	471.99
Kress Tire	628.36
Mark C. Turnley	3250.00
Markl Supply	2080.00
North Hills COG	3919.88
Northeast Paving	857.30
Office Depot	512.22
Shoup Engineering Inc.	29769.00
Stephenson Equipment, Inc.....	9045.00
Toshiba Financial Services.....	685.32
Tristani Brothers Inc.....	1141.62
Tucker/Arensberg Attorneys.....	2081.00

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 4-0.

TAX REFUNDS

The Board is in receipt of a list from the Tax Collector requesting the issuance of Real Estate Tax refunds due to assessment changes by Allegheny County for the year 2020.

2020 REAL ESTATE TAX REFUNDS

<u>NAME</u>	<u>LOT/BLOCK</u>	<u>AMOUNT</u>
Mann John & Laura	1838-R-105	\$48.93

Mr. Robb recommended that tax refunds be removed from the list of approval items on future supervisor meeting agendas.

Mrs. Jordan agreed and requested that a report still get sent to the Supervisors.

Mr. Karpuzi and Mrs. Hollibaugh also were in agreement.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to issue the tax refunds as submitted by the Tax Collector. Motion carried unanimously 4-0.

POLICE CHIEF'S REPORT

Chief Jon Lape was present and provided a summary report on the Police Department for the month of July 2020. A copy of the report is on file at the Township

PUBLIC WORKS FOREMAN'S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of July 2020. A copy of the report is on file at the Township.

ENGINEER'S REPORT

The Board received the Engineer's Report submitted by Shoup Engineering, Inc. Mr. Scott Shoup represented Shoup Engineering, Inc., and summarized the meeting attendance and details of his formal report:

August Development/Projects

- Bairdford Park – GEDF Grant – B-1 Ballfield Project
 - Landscape & Cement Contractors, Inc. and contract documents have now been executed.
- 2020 Road Maintenance Project
 - During the past month, Youngblood Paving, Inc. has applied a double bituminous seal coat (tar and chip) to Dawson Road, McKalloff Road and Old Bakerstown Road and this project can be considered complete.

August Development/Subdivision Review

- The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:
 - Leto and Dionysus Well Pads
 - Multiple reviews of Land Development Plan(s) have been performed on these gas well developments, which are scheduled for additional review by the Planning Commission as conditions permit.
 - Oakwood Heights Plan – Phase II and III
 - A review of the revised preliminary and final subdivision plans for this development was prepared and a review letter was issued on 23 July 2020.

Mr. Shoup updated the Board on B-1 Ballfield Project and the Road Maintenance Plan.

Mr. Karpuzi asked if other municipalities that Mr. Shoup works with are also downsizing the amount of capital investment due to the uncertainty of the economy since the COVID-19 pandemic. Mr. Shoup answered that they have.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of June 2020. A copy of the report is on file at the Township.

Mr. Payne informed the Board that there will be a Zoning Board Hearing on Thursday, 20 August 2020.

REPORT FROM THE PARKS AND RECREATION BOARD

Mrs. Amy Stark, Chairwoman, provided a summary report on the Parks and Recreation Board. A copy of the report is on file at the Township.

Mrs. Jordan mentioned a few suggestions that have been discussed by the Parks and Recreation Board – a market for residents to sell their items, movie night at the park, food truck events, etc. – for this Fall season. She also asked that the public to be mindful that this is all volunteer-based, and that it is not Township employees working these events. She stated that some of the Park and Recreation volunteers have huge concerns with volunteering at any of the events due to the Pandemic and personal/familial concerns, and that has been an obstacle for making events happen.

ACCEPTANCE: 2021 MINIMUM OBLIGATIONS (MMOs)

The Township is in receipt of the 2021 Minimum Municipal Obligation Reports for the Police and Municipal Employee Pension Plans as submitted by the Township Actuary.

As per State Law, the Board simply has to acknowledge receipt of the reports.

Mr. Forbes asked Mr. Mator to briefly explain what a Minimum Municipal Obligation, and how much of the funding comes from state versus how much comes from the Township.

Mr. Mator reported that the majority of the funding comes from the Township and is calculated by the Actuary – based off of anticipated retirement, cost of retirement plans, and wages/income. He stated that the remainder of funds are from the state and employee contributions.

More discussion was held.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to acknowledge receipt of the 2021 Minimum Municipal Obligations for the Police and Municipal Employee Pension Plans. Motion carried unanimously 5-0.

AUTHORIZATION: GUIDERAIL PROJECT

The Township is in receipt of quotes for the Guiderail project to furnish and install guiderails on: Shuster Road, Clendenning Road, Shepard Road, and Donaldson Road.

Bidders:	Total:
1) Fence By Maintenance Service	\$19,153.76
2) Green Acres Contracting	\$27,825.00
3) Allegheny Fence Construction Co.	\$29,700.00

MOTION By Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to award the Guiderail Project to Fence By Maintenance Service in the amount of \$19,153.76 for Shuster Road, Clendenning Road, Shepard Road and Donaldson Road. Motion carried unanimously 5-0.

AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICERS

The Board received a memorandum from Chief Lape recommending the hiring of Damian Brand and Connor Dobransky for the positions of part-time police officer. A satisfactory background check was performed on each.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to hire Damian Brand and Connor Dobransky as part-time police officers of West Deer Township, contingent upon their completion of all the necessary steps in obtaining their certification from the PA Municipal Officers Training Commission. Motion carried unanimously 5-0.

AUTHORIZATION: SEIU LOCAL UNION NO. 668 MEMORANDUM OF UNDERSTANDING

Attached was a copy of the Memorandum of Understanding between West Deer Township and the Service Employees International Union Local 668 for the purpose of extending the existing West Deer Township Public Works Labor agreement through 2021.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to authorize the signing of the Memorandum of Understanding between West Deer Township and the Service Employees International Union Local 668 extending the existing West Deer Township Public Works Labor Agreement. Motion carried unanimously 5-0.

AUTHORIZATION: TEAMSTERS LOCAL UNION NO. 205 MEMORANDUM OF UNDERSTANDING

Attached was a copy of the Memorandum of Understanding between West Deer Township and the Teamsters Local Union No. 205 for the purpose of extending the existing West Deer Township Secretarial Labor Agreement through 2021.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to authorize the signing of the Memorandum of Understanding between West Deer Township and the Teamsters Local Union No. 205 extending the existing West Deer Township Secretarial Labor Agreement through 2021. Motion carried unanimously 5-0.

AUTHORIZATION: TEAMSTERS LOCAL UNION 249 MEMORANDUM OF UNDERSTANDING

Attached was a copy of the Memorandum of Understanding between West Deer Township and the Teamsters Local Union 249 for the purpose of extending the existing West Deer township Police Union Labor Agreement through 2021.

MOTION BY Supervisor Maudhuit and SECONDED BY Jordan to authorize the signing of the Memorandum of Understanding between West Deer Township and the Teamsters Local Union 249 extending the existing West Deer Township Police Union Labor Agreement through 2021. Motion carried unanimously 5-0.

Mr. Karpuzi thanked everyone for their hard work putting these agreements together.

AUTHORIZATION: VOGEL/SHANK HOLIDAY SCHEDULE CHANGE

Mr. Douglas Vogel, owner of Shank Waste Service Inc. sent a letter to the Township Manager requesting an amendment to the currently agreement between West Deer Township and Shank Waste Service Inc. to change the holiday schedule from collection of refuse materials.

The current agreement lists only Christmas Day as a holiday, whereas Shank Waste Service Inc. does not service existing customers on these additional holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, and Thanksgiving Day.

Mr. Forbes asked for clarification that garbage pick-up will continue to be the following day after a holiday, and Mrs. Jordan questioned if this is how it currently is.

Mr. Mator explained that the Morrow Refuse agreement only had Christmas Day as a holiday, and that garbage pick-up would continue to be the following business day after a holiday.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes authorize the amendment to the refuse agreement between West Deer Township and Shank Waste Service Inc. to change the holiday schedule for collection of refuse, as presented. Motion carried unanimously 5-0.

AUTHORIZATION: VOGEL/SHANK 2021 OPTION YEAR

The Township is currently in a contract with Shank Waste Service Inc. to collect refuse and recyclables through 31 December 2020. That agreement has an option year provision for 2021. The Township manager received a letter from Mr. Douglas Vogel, owner of Shank Waste Service Inc. requesting the 2021 option year be exercised.

Option Year/Price
2021 -- \$17.50/month

The Senior Citizens Sticker Program would remain the same at \$2.00/sticker.

Mr. Karpuzi asked Mr. Mator what other municipalities are paying for garbage collection.

Mr. Mator informed the Board that he had researched local municipalities. He stated that Hampton and Indiana Townships – who are using Waste Management – are currently paying \$22.17 per month, and Richland Township has Vogel for refuse collection, and currently pays \$24.50 per month. He stated that the only difference between the Townships refuse contracts is Hampton and Indiana are considered call communities which gives the Townships the added benefit of picking up hazardous materials.

Mrs. Jordan asked for the clarification of hazardous materials.

Mr. Mator explained hazardous materials include paint, used motor oil, etc.

Mr. Mator also informed the Board that Mr. Robb alerted him that – due to State Law – the Township cannot exercise the sixth-year option that was in the original refuse agreement, and the agreement bid out in 2021.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit authorize the exercising of option year 2021 with Shank Waste Service, Inc., for residential solid waste collection and disposal and recyclable material collection as per the 2017 agreement. Motion carried unanimously 5-0.

AWARD: DEMOLITION CONTRACT

After following property procedures, the Board authorized the advertisement of the demolition of the structure located at 494 Bairdford Road Bairdford, PA 15006.

Lot/Block # 1669 – F- 33
Owner: Neil Flortine (Deceased)

The project was advertised and sealed bids were received until 10:00 A.M. on Wednesday, August 19, 2020, at which time they were opened and read aloud.

Bidders:	Total:
1) Eveready Contracting	\$7,100.00
2) Aiello Enterprise	\$7,540.00
3) Ron Gillette Inc.	\$8,400.00
4) John Kapustik Excavating	\$8,575.00
5) A.P. Wise Excavation & Demolition LLC	\$9,100.00
6) T.A Gall.Inc	\$9,800.00
7) McKinney Excavating & Contracting LLC	\$10,300.00
8) Stalczynski Contracting LLC	\$13,500.00

Mr. Payne named the contractors and bid amounts for the Board. He recommends Eveready Contracting after he contacted Turtlecreek Cog for a reference and they stated that they are a responsible bidder.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Hollibaugh to award the demolition project to Eveready Contracting for the structure at the property located at 494 Bairdford Road Bairdford, PA 15006 in the amount of \$7,100.00. Motion carried unanimously 5-0.

DISCUSSION: FALSE ALARM ORDINANCE

Mr. Forbes summarized the existing False Alarm Ordinance and added that Mr. Robb will be defining what constitutes a false alarm and would increase the fine to \$100 per year after two false alarm calls.

Mrs. Jordan stressed the importance of the change of the ordinance due to the amount of false alarm calls the fire departments are receiving.

Mr. Forbes pointed out that a draft of the ordinance will be complete for the September business meeting to discuss and – if approved – authorize the advertisement of the ordinance.

DISCUSSION: MUNICIPAL PENSION PLAN MANAGEMENT

Mr. Forbes stated that he and Mrs. Jordan had looked over the union contracts and came to the conclusion that the Board should consider an RFP due to the length of time that the employee pensions have not been reviewed with other investment parties to try to decrease the fees or to increase the return of the pension funds.

Mrs. Jordan wanted to clarify that this reviewing of other options would not say the Board has to switch but to ensure that the Board is being responsible with the funds since it is not their money. She asked Mr. Maudhuit and Mrs. Hollibaugh if they were opposed to looking for proposals.

Mr. Maudhuit and Mrs. Hollibaugh supported looking for proposals.

Mr. Robb informed the Board of Pennsylvania Act 44 that was passed in 2009 that made the process of proposals much more involved than in the past. He stated he is not suggesting the Township does not entertain other proposals, but wanted to stress that there are many additional administrative hoops to go through for this process.

Mr. Karpuzi voiced that he felt the Board should take their time with this project and do it correctly, but that he supported it.

Mr. Mator agreed that it was prudent to “shop” the management of the plans since it had been a while since it had last been done, but informed the Board that Manning & Nappier had outperformed every benchmark since he had been the Township Manager. He voiced that shopping the service may not be so much about saving money on fees as it would be exploring the rates of return.

Mr. Mator also said that the MMOs had been growing exponentially, and that the Board needed to reach out to the Township Actuary to manage future costs, which he said could possibly be unsustainable no matter which pension manager the Township contracted with.

More discussion was held.

DISCUSSION: REAL ESTATE TAX DEFERRAL ORDINANCE

Mr. Forbes expressed his understanding of how this ordinance would help low income homeowners to defer yearly increases to their property taxes to when their home gets sold the Township would then get receive the deferred tax increases. He stated that the liens do not accrue interest.

Mr. Mator said he could support the intent, but said that – “playing devil’s advocate” – deferring tax payments may cause the Township to never receive the increased taxes. He informed the Board, for example, that if a property owner dies, has no children, and the house goes up for sheriff sale, the taxes could possibly never be collected. Mr. Mator stated that while this may prolong a homeowner to stay in their home, if they cannot afford an increase in taxes then they would possibly be unable to maintain the upkeep of their property, which in turn would decrease the value of the property to the point it may not sell at a sheriff’s sale, resulting in non-collection of those taxes.

More discussion was held.

Mr. Karpuzi requested a draft ordinance to see what the proposal would look like.

DISCUSSION: SHORT-TERM RENTAL ORDINANCE

Mrs. Jordan asked for clarification that speaking of Short-term Rental Ordinance is meaning Air Bed and Breakfasts or commonly known as Airbnb.

Mr. Karpuzi stated it is, and added that currently there is nothing specifically written in an ordinance about these short-term rentals.

Mr. Forbes commented that Mr. Robb has previously reviewed the current ordinance but it is a stand-alone ordinance which Mr. Payne and the Planning Commission have been discussing to have it be regulated by the Zoning Code.

Mr. Mator said he would support the Board entertaining the issue, as Airbnbs are coming to the Township. He stated that due to the changing of the times, it is a good idea to stay ahead of it.

Mr. Robb agreed, and stressed that this is becoming a trend and will be coming to all the communities. He added the municipalities can decide on where or even if these are to be permitted.

Mrs. Jordan asked if these would be pre-approved by Mr. Payne prior to be rented out.

Mr. Robb suggested that this could be a requirement.

OLD BUSINESS

Mrs. Jordan brought up the B-1 Ballfield light situation.

Mr. Mator emphasized that this dispute has been ongoing for years. He stated that most recently there had been a handshake agreement with youth baseball organization agreeing that the Township would place a lock on the box, and the organization would reach out to the Township when they were in need of the electricity to be turned on for a fee of \$150 per use. He reported that Mr. Olar told him that the Township key was not working in the lock, and that it baseball had stated it cut the lock to replace with one of their own due to the Township lock being vandalized. Mr. Mator stated that the youth organizations have therefore been using Township electricity without paying for it, but that – when it was brought to their attention – youth baseball stated they would gladly pay the bills, and asked to be invoiced for the use.

Mr. Mator asked the supervisors for direction as to how far back the Township should go with the invoicing since it was unknown exactly when the lock was cut.

Mrs. Jordan suggested going back this current year and invoicing the youth associations for the electricity that was used. She recommended going back no further. The other members were in agreement with this direction.

Mr. Mator stated the Township had been working with drafting new youth athletic association leases, and that – in baseball's situation – a meter could be added at a cost of \$1000 so Township will be able to subtract the pavilion usage that is not the youth association's

Mrs. Jordan questioned how the Community Days will be handled. Mr. Mator explained that the meter could be read and photographed prior to the lights being turned on for Community Days, then read and photographed again when the lights are finally shut off for the event. He then said the usage could be calculated and subtracted from baseball's invoice.

Mrs. Jordan asked how the Township would handle the utilities for other youth athletic organizations. Mr. Mator explained that in the draft youth organization lease that he and Mr. Robb had composed, all future utility use by the youth organizations would be their responsibility.

Mrs. Jordan again asserted that the associations should not be paying for Township usage, and that the taxpayers should not be paying for association usage. All were in agreement.

Mr. Mator informed the Board that there were issues at the parks, such as leaking water pipes in Bairdford Park. He said that correcting these issues through Park Master Plan projects would not only benefit the Township residents and associations, but would allow for better control over who uses what.

Mrs. Jordan stated she would like to see the leases be finalized, as she felt matters like the electric use at the B-1 Ballfields have been going on for too long, and – for all our our sake – “a period needed to be added” to the end of that story.

Mr. Mator agreed, and stated he felt the lease agreements would finally address all the lingering confusion. He then asked Mrs. Jordan and Mr. Maudhuit to look over the draft youth association lease agreements he sent them so they can be moved forward in the near future. They both agreed.

NEW BUSINESS

Mr. Karpuzi proposed researching a way to have free wi-fi hotspots for the Township to help with those in the Township that do not have wi-fi or strong enough wi-fi for everyone in the house since kids are returning back to school.

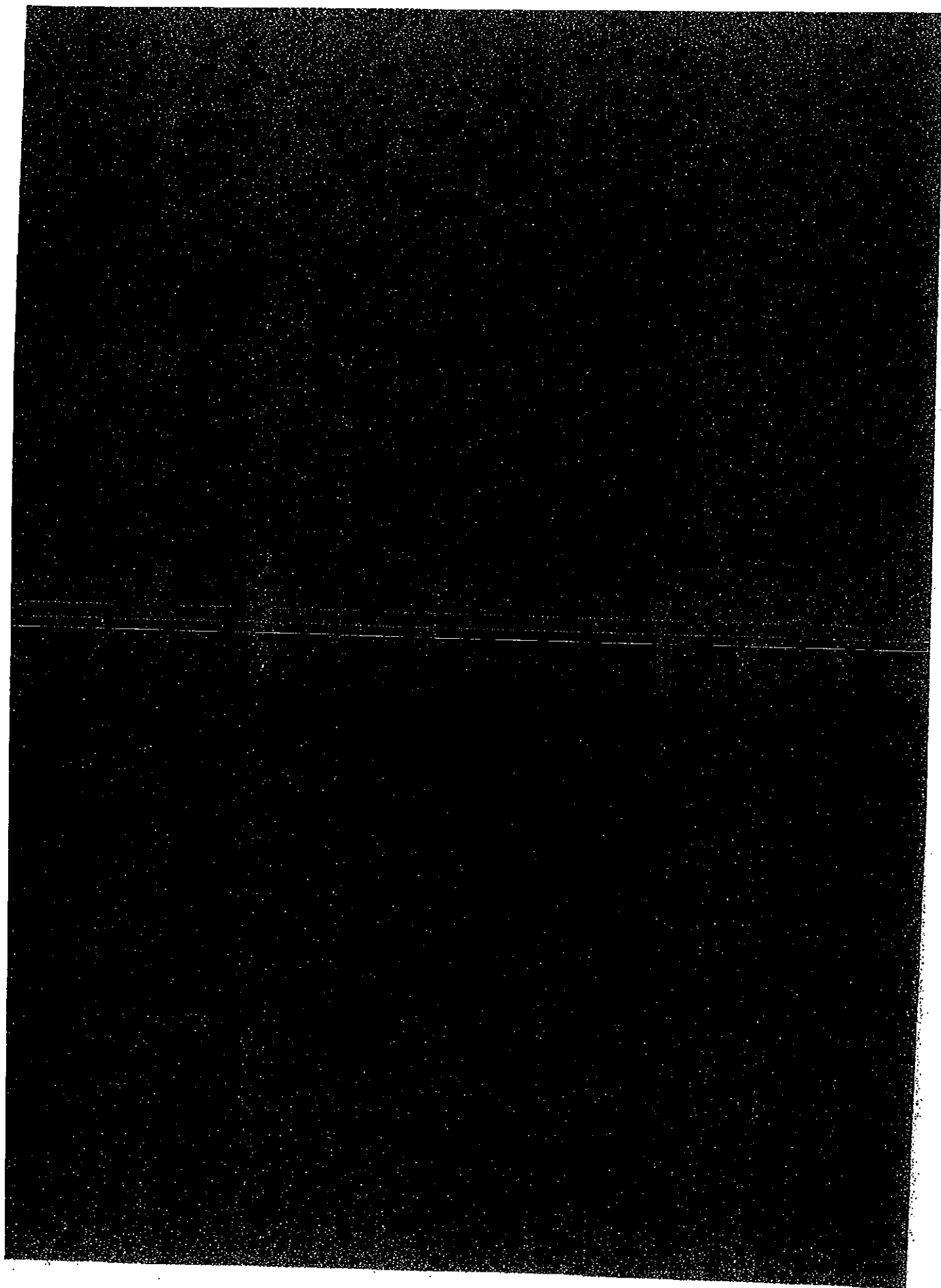
Mr. Mator mentioned that in regard to connectivity, he had reached out to the Township’s telecommunication legal firm – the Cohen Law Group – since they have a relationship with the internet companies, and that Mr. Dan Cohen had expressed interest in helping the Township in bolstering connectivity throughout the Township.

Mrs. Jordan added that she has to ask everyone in her home to get offline so she can use her computer for work, so she supported this effort. She commended Mr. Karpuzi for thinking of this.

ADJOURNMENT

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 9:10 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) FINANCE OFFICER'S REPORT

ATTACHED IS THE FINANCE OFFICER'S REPORT.

ARE THERE ANY QUESTIONS ON THE MONTHLY FINANCIAL REPORT?

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO APPROVE THE FINANCE OFFICER'S REPORT AS SUBMITTED.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—

FINANCE OFFICER'S REPORT
August 31, 2020

I - GENERAL FUND:

	<u>August</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	622,811.15	4,562,725.57	70.41%
Expenditures	404,255.27	3,430,531.24	52.94%

Cash and Cash Equivalents:

Sweep Account	1,358,128.48	1,358,128.48
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II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted	64,265.46
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Fire Tax Fund:

Restricted	75,333.79
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State/Liquid Fuels Fund:

Restricted	148,432.52	288,031.77
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Investments:

Operating Reserve Fund:

Reserved	630,337.10
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Capital Reserve Fund:

Reserved	1,461,650.86	2,091,987.96
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III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00	0.00
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TOTAL CASH BALANCE 8/31/20

3,738,148.21

Interest Earned August 2020

70.87

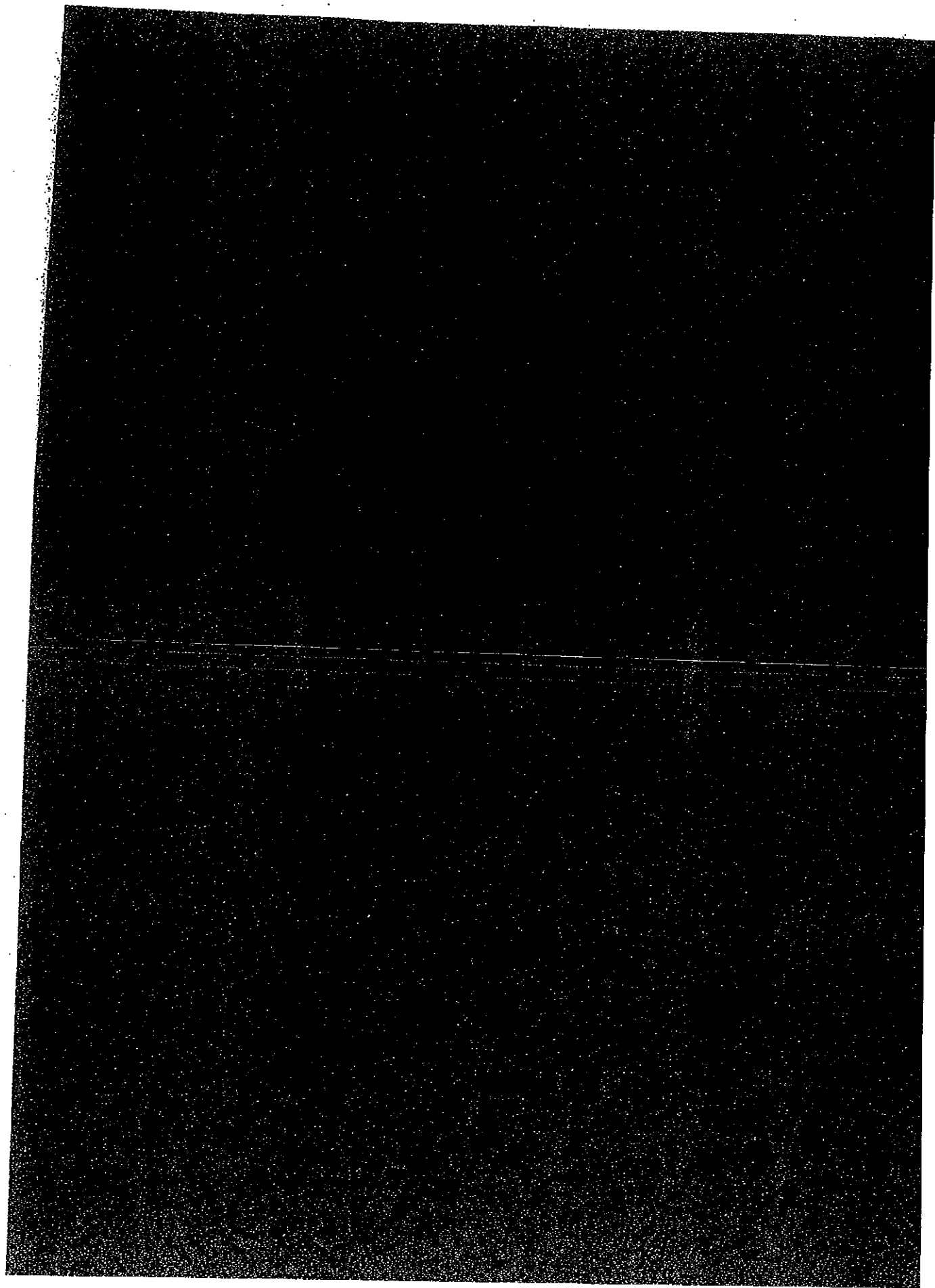
	<u>8/1/2020</u> <u>Debt Balance</u>		<u>August</u> <u>Principal</u> <u>Payment</u>	<u>8/31/2020</u> <u>Debt Balance</u>
Mars National - VFC #3	136,735.21	\$	2,607.94	134,446.26
NexTier Bank VFC #2	414,694.94	\$	2,680.96	413,313.24

Restricted - Money which is restricted by legal or contractual requirements.

Reserved - Money which is earmarked for a specific future use.

INTEREST EARNED - 2020

	<u>AUGUST</u>	<u>YTD</u>
GENERAL FUND	\$36.31	\$200.65
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$3.08	\$27.45
OPERATING RESERVE	\$24.97	\$991.96
STATE FUND	\$6.41	\$1,082.34
CAPITAL RESERVE	<u>\$0.10</u>	<u>\$23,897.18</u>
TOTAL INTEREST EARNED	<u><u>\$70.87</u></u>	<u><u>\$26,199.58</u></u>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO PAY THE LIST OF BILLS AS SUBMITTED, AND ALL APPROVED REIMBURSABLE ITEMS IN COMPLIANCE WITH GENERALLY ACCEPTED ACCOUNTING PRACTICES.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
MR. MAUDHUIT	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:45 pm
Date: 09/09/2020
Page: 1By Name
Cutoff as of: 12/31/9999

Due Dates: 09/15/2020 thru 09/15/2020

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: AMERI KOHL AGGREGATES INC		4491.73				4491.73		
Name: AMERI KOHL TRANSPORT INC		2068.28				2068.28		
Name: BEARCOM		194.97				194.97		
Name: BEST WHOLESALE TIRE CO, INC		283.80				283.80		
Name: CULVERTS, INC		1954.00				1954.00		
Name: JORDAN TAX SERVICE, INC.		237.35				237.35		
Name: KRESS TIRE		717.00				717.00		
Name: MRM WORKERS' COMP FUND		20145.00				20145.00		
Name: NORTHEAST PAVING		2905.83				2905.83		
Name: OFFICE DEPOT		106.17				106.17		
Name: ROADS SAFE TRAFFIC SYSTEMS		390.00				390.00		
Name: SHOU P ENGINEERING INC.		1045.50				1045.50		
Name: TOSHIBA FINANCIAL SERVICES		489.87				489.87		
Name: TUCKER/ARENSBERG ATTORNEYS		5432.27				5432.27		
FINAL TOTALS:		40461.77				40461.77		

By Name
Cutoff as of: 12/31/9999

Vendors: thru ZZZZZZ Due Dates: 09/15/2020 thru 09/15/2020

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00337	AMERIKOHL AGGREGATES R5 Rip Rap	430.611 0820	45879 08/24/2020	1416.58 09/15/2020	08/25/2020			1416.58		N
00337	AMERIKOHL AGGREGATES R5 Rip Rap	430.611 0820	45880 08/24/2020	927.96 09/15/2020	08/25/2020			927.96		N
00337	AMERIKOHL AGGREGATES Limestone	430.611 0920	46287 09/07/2020	2147.19 09/15/2020	09/09/2020			2147.19		N
Name: AMERIKOHL AGGREGATES INC										
00338	AMERIKOHL TRANSPORT Delivery of R5 Rip Rap	430.611 0820	31763 08/24/2020	676.10 09/15/2020	08/25/2020			676.10		N
00338	AMERIKOHL TRANSPORT Delivery of R5 Rip Rap	430.611 0820	31764 08/24/2020	442.89 09/15/2020	08/25/2020			442.89		N
00338	AMERIKOHL TRANSPORT Delivery of Limestone	430.611 0920	31997 09/07/2020	949.29 09/15/2020	09/09/2020			949.29		N
Name: AMERIKOHL TRANSPORT INC										
00674	BEARCOM Radio Equip Maint	430.327 0920	5072791 09/01/2020	57.47 09/15/2020	09/02/2020			57.47		N
00674	BEARCOM Radio Equip Maint	410.328 0920	5073630 09/02/2020	137.50 09/15/2020	09/04/2020			137.50		N
Name: BEARCOM										
00553	BEST WHOLESALE TIRE Police: Car #32-R&R coil/plug/0820	410.374 0820	18241 08/05/2020	238.80 09/15/2020	09/04/2020			238.80		N
00553	BEST WHOLESALE TIRE Police: Trailer-inspection	410.374 0820	18351 08/20/2020	45.00 09/15/2020	09/04/2020			45.00		N
Name: BEST WHOLESALE TIRE CO, INC										
00238	CULVERTS, INC Road: 48"x20' Catch Basins	430.611 0820	IN00159689 08/14/2020	1954.00 09/15/2020	08/24/2020			1954.00		N
Name: CULVERTS, INC										
00106	JORDAN TAX SERVICE, Delinquent R E Tax Commission	403.140 0820	8-C-#90 08/17/2020	237.35 09/15/2020	08/19/2020			237.35		N

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:44 pm
Date: 09/09/2020
Page: 2

By Name
Cutoff as of: 12/31/9999

Due Dates: 09/15/2020 thru 09/15/2020									
Vendors: thru ZZZZZZ									
Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check# Check Amt.
Name: JORDAN TAX SERVICE, INC.				237.35				237.35	
00362	KRESS TIRE	430.374	10058-30	20.00				20.00	N
Road:	Flat repair	0920	09/02/2020						
00362	KRESS TIRE	430.374	10060-43	476.00				476.00	N
Road:	Backup Truck: TIRES	0820	08/20/2020						
00362	KRESS TIRE	430.374	10065-2	198.00				198.00	N
Road :	Tractor: TIRE	0920	09/09/2020						
00362	KRESS TIRE	410.374	9763-37	23.00				23.00	N
Police:	Car #36-Flat repair	0820	08/05/2020						
Name: KRESS TIRE				717.00				717.00	
00325	MRM WORKERS' COMP FU	486.354	2021PRJ5612	20145.00				20145.00	N
Install	1 of 4-workmen's Comp	I0820	08/28/2020						
Name: MRM WORKERS' COMP FUND				20145.00				20145.00	
00207	NORTHEAST PAVING	430.372	68003750	1455.03				1455.03	N
Road:	Asphalt	0820	08/17/2020						
00207	NORTHEAST PAVING	430.372	68003805	1450.80				1450.80	N
Road:	Asphalt	0820	08/18/2020						
Name: NORTHEAST PAVING				2905.83				2905.83	
00657	OFFICE DEPOT	406.210	116761766001	88.38				88.38	N
Office	Supplies	0820	08/20/2020						
00657	OFFICE DEPOT	409.226	116761766001	17.79				17.79	N
Cleaning	Supplies	0820	08/20/2020						
Name: OFFICE DEPOT				106.17				106.17	
00014	ROADSAFE TRAFFIC SYS	430.260	119753	140.00				140.00	N
Road:	28" 10lb Con w/48.6 coll	I0820	08/27/2020						
00014	ROADSAFE TRAFFIC SYS	430.260	119754	250.00				250.00	N
Road:	80x30 Road Closed-signs	0820	08/27/2020						
Name: ROADSAFE TRAFFIC SYSTEMS				390.00				390.00	
00830	SHOUP ENGINEERING IN	408.313	20-281	586.50				586.50	N
Engineering:	Miscellaneous	0820	08/31/2020						

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 2:44 pm
Date: 09/09/2020
Page: 3

By Name
Cutoff as of: 12/31/9999

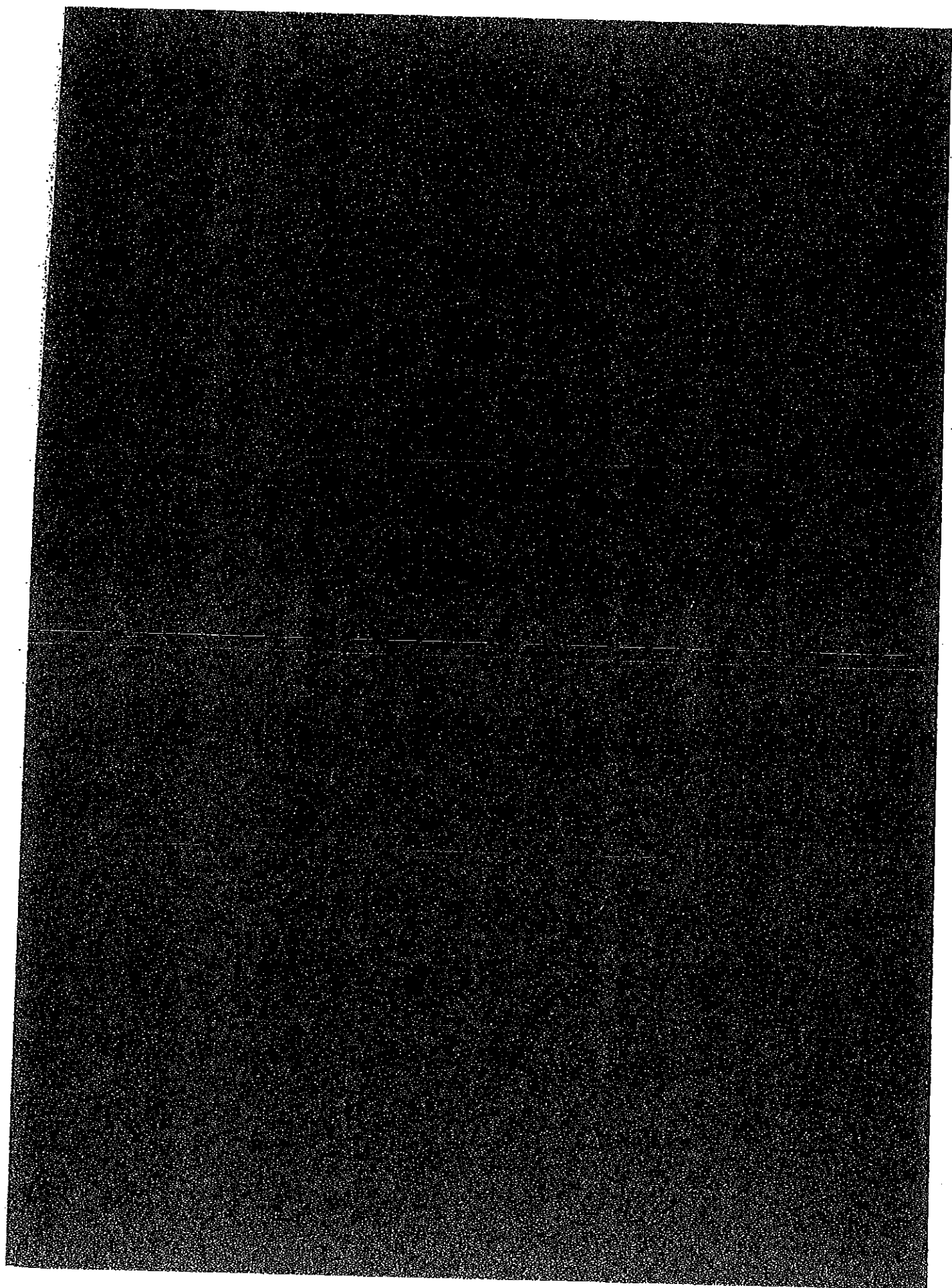
Due Dates: 09/15/2020 thru 09/15/2020

Vendors: thru ZZZZZZ

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN 408.313 Engineering: Oakwood Heights-P0820		20-284 08/31/2020	459.00 09/15/2020	09/09/2020			459.00		N
Name: SHOUP ENGINEERING INC.				1045.50				1045.50		
00577	TOSHIBA FINANCIAL SE 406.261 Lease & Maintenance of Copiers0820		5011634198 08/21/2020	244.93 09/15/2020	08/24/2020			244.93		N
00577	TOSHIBA FINANCIAL SE 410.261 Lease & Maintenance of Copiers0820		5011634198 08/21/2020	244.94 09/15/2020	08/24/2020			244.94		N
Name: TOSHIBA FINANCIAL SERVICES				489.87				489.87		
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: General 0820		605186 08/31/2020	4854.77 09/15/2020	09/09/2020			4854.77		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer 0820		605187 08/31/2020	500.00 09/15/2020	09/09/2020			500.00		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Olympus Gas we0820		605188 08/31/2020	77.50 09/15/2020	09/09/2020			77.50		N
Name: TUCKER/ARENSBERG ATTORNEYS				5432.27				5432.27		

FINAL TOTALS:

40461.77 40461.77



POLICE CHIEF'S REPORT

ATTACHED IS THE POLICE CHIEF'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE POLICE CHIEF'S REPORT?

OFFICER'S MONTHLY REPORT

To: Jonathan D. Lape, Chief of Police
From: Jennifer Borczyk, Administrative Assistant
Subject: Officer's Monthly Report
Date: September 8, 2020

Attached is the Officer's Monthly Report for August 2020.

JB

CC: D. Mator, Manager
A. Karpuzi, Chairman
S. Hollibaugh, Vice Chairwoman
B. Jordan
S. Maudhuit
B. Forbes

Points of Interest

August 2020

Chief Jonathan Lape

- August 11- Conducted two interviews for a part time police officer position (Sgt. Loper, Officer Petosky, and Officer Evan assisted.)
- August 13- Conducted one interview for a part time police officer position (Sgt. Loper, Officer Petosky, and Officer Evan assisted.)
- August 25 – Attended Chiefs/Cog bi weekly COVID-19 conference call
- August 26- Sergeant Loper attended COG Chief's meeting in Chief Lape's absence.

K9 Officer Edward Newman

- August 28- K9 Golf Outing held at Pittsburgh North Golf Course. The fundraiser yielded \$7500.

Sergeant Mikus & Officer Petosky

- August 14- Training at Monastery in Ross Township. Focused on interior drills, ladder operations, and officer down drills.
- August 30- Officer Petosky was called out for a suicidal male situation in Pine Township.

Deer Lakes School District

- August 31- Green group began in person instruction.

Explorers

- Cancelled for both weeks

Misc. Details

- August 6- Administrative Assistant Jen Borczyk attended a conference call with Noble Environmental Specialty Recycling, LLC to obtain a quote on the township hosting a hard to recycle event
- August 12- Administrative Assistant Jen Borczyk had a follow up conference call, and received a new proposal with a significantly lower cost.
- August 20- West Deer Community Blood Drive held in the township meeting room.
- August 28- K9 Golf Outing held at Pittsburgh North Golf Course. K9 Officer Newman.

Correspondence

- Received thank you letter from Vitalant advising that 40 individuals registered to donate, and they were able to use 36 blood products from our drive. Our next drive will be in March 2021.

OFFICER'S MONTHLY REPORT
AUGUST 2020

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	66	412	478
CALLS FOR SERVICE/FIELD CONTACTS	463	3,083	3546
ALL OTHER CALLS	428	3,195	3623
TOTALS CALLS FOR SERVICE	957	6,690	7647
<u>ARRESTS</u>			
ADULT	2	25	27
JUVENILE	0	0	0
TRAFFIC CITATIONS	26	69	95
NON TRAFFIC CITATIONS	3	19	22
PARKING CITATIONS	0	7	7
WARNINGS	3	46	49
<u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	5	5
<u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	8,918	75,156	84074
GALLONS OF GASOLINE USED	687.3	6,289.90	6977.2
REPAIRS/MAINTENANCE	306.80	9,524.21	9831.01
<u>OVERTIME PAID</u>			
COURT (OFF DUTY)	16	66.00	82
PRELIMINARY HEARINGS	0	10.00	10
PRETRIAL	0	0.00	0
INVESTIGATIONS	1	63.25	64.25
ARRESTS	0	26.00	26
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	8	56.00	64
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	5	80.00	85
TOTAL HOURS	30	301.25	331.25

Date Printed:
9/4/2020

West Deer Township Police Department Calls For Service Activity Report

This report lists all Calls For Service within a given time period.

Report Start Date:

8/1/2020

Report End Date:

8/31/2020

Calls For Service:

ALARM ACTIVATION - BUSINESS	3
ALARM ACTIVATION - BUSSINESS/FALSE	6
ALARM ACTIVATION - FIRE / FALSE	1
ALARM ACTIVATION - MEDICAL	3
ALARM ACTIVATION - RESIDENTIAL	1
ALARM ACTIVATION - RESIDENTL/FALSE	7
ANIMAL - COMPLAINT	10
ASSIST - EMS	24
ASSIST - EMS (AED USED)	1
ASSIST - EMS (NARCAN)	1
ASSIST - OTHER	3
ASSIST - POLICE	3
ASSIST - RESIDENT	3
ASSIST - WELFARE CHECK	11
BURGLARY - FORCE (RESIDENTIAL)	1
BURGLARY - NO FORCE (RESIDENTIAL)	1
CHILD - CHILD LINE REPORTS	1
CIVIL - CHILD CUSTODY	3
CIVIL - COMPLAINT	4
COMPUTER CRIMES - GENERAL	1
COURT - WARRANT SERVICE	4
CRIMINAL MISCHIEF - RESIDENTIAL	2
DISABLED VEHICLE - GENERAL	6
DISORDERLY CONDUCT - GENERAL	2
DOMESTIC - VERBAL	4
DRUG LAWS - GENERAL	1
FIRE - BRUSH	2
FIRE - BURNING COMPLAINT	4
FIRE - STRUCTURE (RESIDENCE)	3
FIRE - VEHICLE	1
FRAUD - GENERAL	5
HARASSMENT - COMMUNICATIONS	1
HARASSMENT - GENERAL	5
HARASSMENT - TERRORISTIC THREATS	3
HAZARDOUS CONDITION - FLOODING	1
HAZARDOUS CONDITION - ROAD HAZARD	1
HAZARDOUS CONDITION - TREE DOWN	7
HAZARDOUS CONDITION - UTILITY COMP	3
HAZARDOUS CONDITION - WIRE DOWN	3
LOCAL ORDINANCE - DUMPING	1
MENTAL COMMITMENT - INVOLUNTARY	1
MENTAL COMMITMENT - VOLUNTARY	1
MVA - DUI	2
MVA - LEAVING THE SCENE	3

Calls For Service:

MVA - NON REPORTABLE	2
MVA - PRIVATE PROPERTY	2
MVA - REPORTABLE	2
NOISE COMPLAINT - RESIDENTIAL	9
NOTIFICATION - DEATH	2
PARKING COMPLAINT - RESIDENTIAL	2
PATROL - BICYCLE	8
PATROL - GENERAL	166
PFA - SERVICE	3
PFA - VIOLATION	2
PHONE CALLS - GENERAL	17
POLICE INFORMATION - FOLLOW UP INVEST	6
POLICE INFORMATION - GENERAL	27
PREMISES CHECK - BUSINESS	6
PROPERTY - LOST	3
SEX CRIMES - AGG INDECENT ASSAULT	1
SEX CRIMES - INDECENT ASSAULT	1
SOLICITATION COMPLAINT - GENERAL	1
SPECIAL DETAIL - ADMINISTRATIVE	31
SPECIAL DETAIL - DIRECT TRAFFIC	1
SPECIAL DETAIL - FINGERPRINT RESIDENT	1
SPECIAL DETAIL - OTHER / MISC.	9
SRO DETAIL - ASSIST TEACHER	1
SRO DETAIL - SECURITY (GENERAL)	4
SUSPICIOUS - OTHER	3
SUSPICIOUS - PERSON	4
SUSPICIOUS - VEHICLE	8
THEFT - BUSINESS	3
THEFT - IDENTITY	1
THEFT - RESIDENTIAL	2
THEFT - UNAUTHORIZED USE OF VEHICLE	1
TRAFFIC - COMPLAINT	9
TRAFFIC - DETAIL	16
TRAFFIC - RADAR SPEED SIGN	3
TRAFFIC - STOP	17
TRESPASS - RESIDENCE	1

TOTAL CALLS FOR SERVICE: 529

UCR Reportable Crimes August 2020

Part I Offenses

Crime	Amount	Classification on UCR Return A
Burglary- Force (Residential)	1	05.A Burglary Forcible Entry
Burglary- No Force (Residential)	1	05.B Burglary- Unlawful Entry No Force
Theft- Business	1	06. Larceny- Theft
Theft- Residential	2	06. Larceny- Theft
Theft- Unauthorized Use of Vehicle	1	06. Larceny- Theft

Part II Offenses

Disorderly Conduct	2	240. Disorderly Conduct
Domestic- Verbal	1	260. All Other Offenses
Drug Laws- General	1	180. Drug Abuse Violations
Fraud- General	1	110. Fraud
Harassment- Communications	5	240. Disorderly Conduct
Harassment- General	3	240. Disorderly Conduct
Harassment- Terroristic Threats	1	240. Disorderly Conduct
MVA- DUI	2	210. Driving Under the Influence
Sex Crimes- Indecent Assault	1	170. Sex Offenses (Except 02 & 160)
Sex Crimes- Agg Indecent Assault	1	170. Sex Offenses (Except 02 & 160)
Trespass- Residence	1	260. All Other Offenses

West Deer Township Police Department Total Citations & Warnings Report

This report lists the total traffic & non-traffic citations, warnings and parking tickets issued by each officer with in a given time period.

Report Start Date: **8/1/2020**

Report End Date: **8/31/2020**

OFFICER	CITATION TYPE	TOTAL
---------	---------------	-------

2310

TRAFFIC	2
---------	---

Total	2
--------------	----------

2342

TRAFFIC	5
---------	---

N-TRAFFIC	2
-----------	---

WARNING	1
---------	---

Total	8
--------------	----------

2345

TRAFFIC	4
---------	---

WARNING	1
---------	---

Total	5
--------------	----------

2348

TRAFFIC	2
---------	---

Total	2
--------------	----------

2351

TRAFFIC	4
---------	---

Total	4
--------------	----------

2355

OFFICER	CITATION TYPE	TOTAL
	TRAFFIC	7
	N-TRAFFIC	1
	WARNING	1
	Total	9

2359

	TRAFFIC	2
	Total	2

CITATION & WARNING TOTALS

TRAFFIC	26
N-TRAFFIC	3
WARNINGS	3
PARKING	0
Grand Total:	32

Date Printed:
9/4/2020

West Deer Township Police Department Officer Assist Report

This report lists the amount of interdepartmental assist's conducted by each officer within a given time period.

Report Start Date: **8/1/2020**

Report End Date: **8/31/2020**

<u>Assisting Officer:</u>	<u>Total Assist's:</u>
2306	6
2310	11
2311	2
2336	5
2341	13
2342	11
2343	6
2344	4
2345	10
2347	5
2348	10
2351	16
2355	16
2359	8
Total Officer Assist's:	123

West Deer Township Police Department

Total Arrest Report

This report lists all adult and juvenile arrests made within a given time period.
(Note: This report only includes Misdemeanor and Felony arrests.)

Report Start Date: 8/1/2020

Report End Date: 8/31/2020

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
8/17/2020	20200409	FRAUD - GENERAL	
8/23/2020	20200459	HARASSMENT - TERRORISTIC THREATS	

TOTAL ARRESTS: 2

TOTAL ADULT ARRESTS:

TOTAL JUV. ARRESTS:



Five Parkway Center
Pittsburgh, PA 15220

1.877.25.VITAL
vitalant.org

August 21, 2020

Jennifer Borcykz
Community- West Deer Township
109 E Union Road
Cheswick, PA 15024

You are awesome!

Dear Jennifer,

On behalf of all the patients in area hospitals whose lives you helped save, thank you for hosting a successful blood drive.

We at Vitalant realize how much time and effort goes into planning a blood drive, and we appreciate your dedication and hard work. As a direct result of your efforts, 40 individuals registered to donate, and Vitalant collected 36 blood products. These blood products will help critically ill newborn babies, patients being treated for cancer, those suffering from traumatic injuries, and many many others.

Please share our gratitude with those who so generously donated blood, your blood drive planning team, and everyone else who played a role in transforming lives.

I will contact you to discuss your next blood drive as we continue to work together in serving the needs of our community.

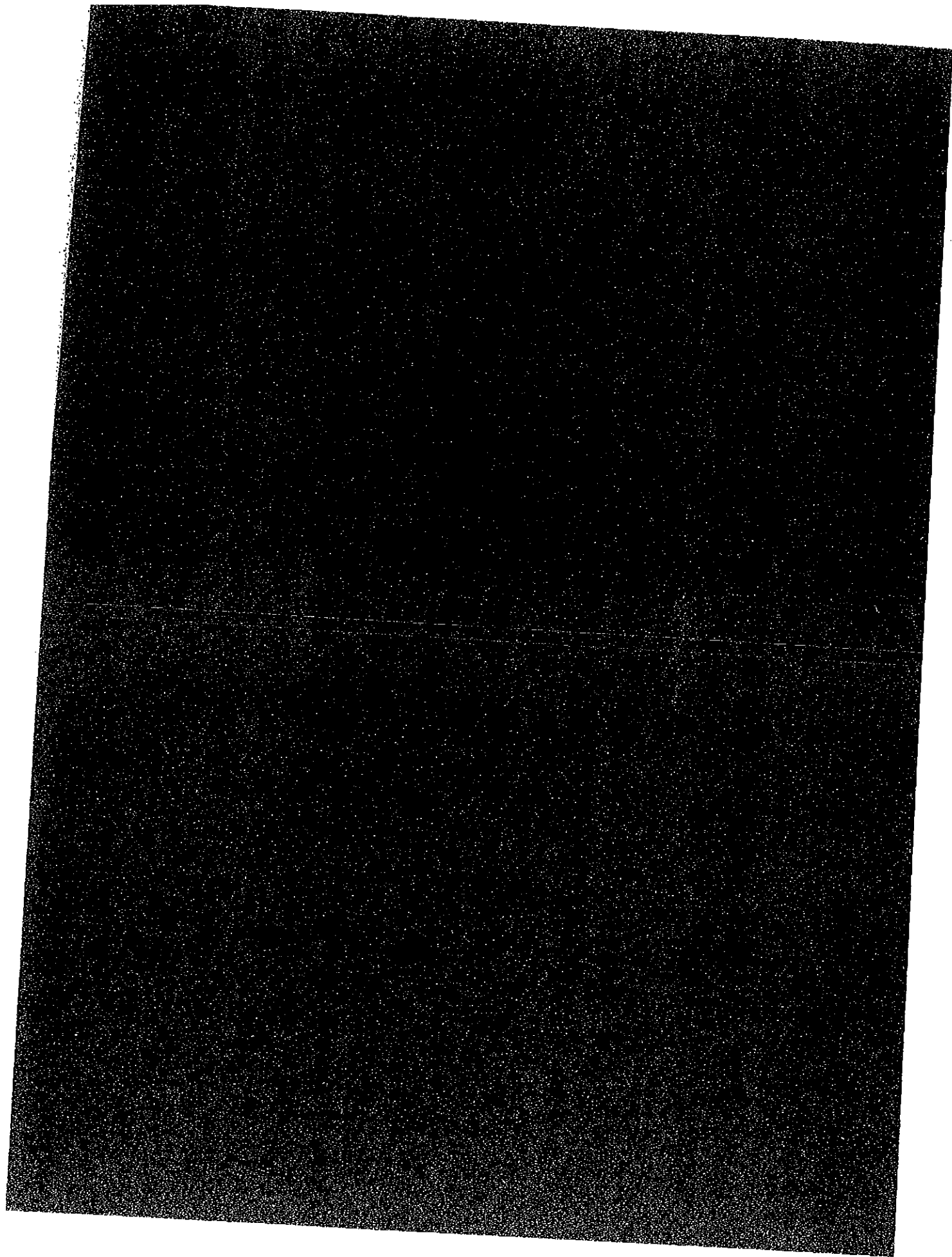
Sincerely,

A handwritten signature in black ink that reads "Cyndi Funk".

Cyndi Funk
Account Manager
(412) 477-2957
cfunk@itxm.org

Add a little awe to your day,
and someone's life





PUBLIC WORKS FOREMAN'S REPORT

ATTACHED IS THE PUBLIC WORKS FOREMAN'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE PUBLIC WORKS FOREMAN'S REPORT?

2020
MONTHLY REPORT FOR AUGUST
PUBLIC WORKS DEPARTMENT

ROADS

- Install asphalt berm 170' McIntyre.
- Install 140' of 6" French drain pipe on Monier.
- Install 80' of R-5 stone for erosion control on Shuster.
- Placed 24 ton of hot asphalt on base repair on Donaldson.
- Placed 21 ton of hot asphalt on base repair on Glasgow.
- Replaced 40' of 48" pipe on Shuster.
- Install 200' 12" pipe on 8th Way Alley in Curtisville #1.
- Repair driveway in Fawn Haven from last year pipe replacement.
- Placed 5 ton hot asphalt on Fawn Haven.

TRUCKS & EQUIPMENT

- Install side spreader on Mack for asphalt jobs.
- Repair water distributor on 5 ton roller.
- Repair dump cylinder on truck 4.
- Change batteries in truck 7 and high lift.
- Grease and clean equipment/trucks.


MISCELLANEOUS

- Mow weeds on various roads.
- Cut grass.
- Clean out generator by the municipal building.
- Cut and clear weeds around condemned house in Russellton.
- Repair leaking urinal at Bairdford Park.
- Repair leaking sink and toilet at Moscala bathrooms
- Install road signs at Glasgow, Fawn and Logan.
- Install no outlet at Crest and Poma.
- Install Veteran Banners.
- Clean vandalism off slides at Russellton Park.
- Fixed handle on door at municipal building and empty bugs from lights.
- Fixed door on electric panel at Park.
- Passed out letters notifying resident son Shuster of road closure.
- Delivered recycling bins.
- Paint slow school zone and removed signs with hours for active times.
- Move tables and bleachers from Moscala at soccer's request due to COVID-19.

- Weed bark beds at Nike Site and municipal building.
- Clean trees and debris from various roads from storms.

PA1 Calls
93

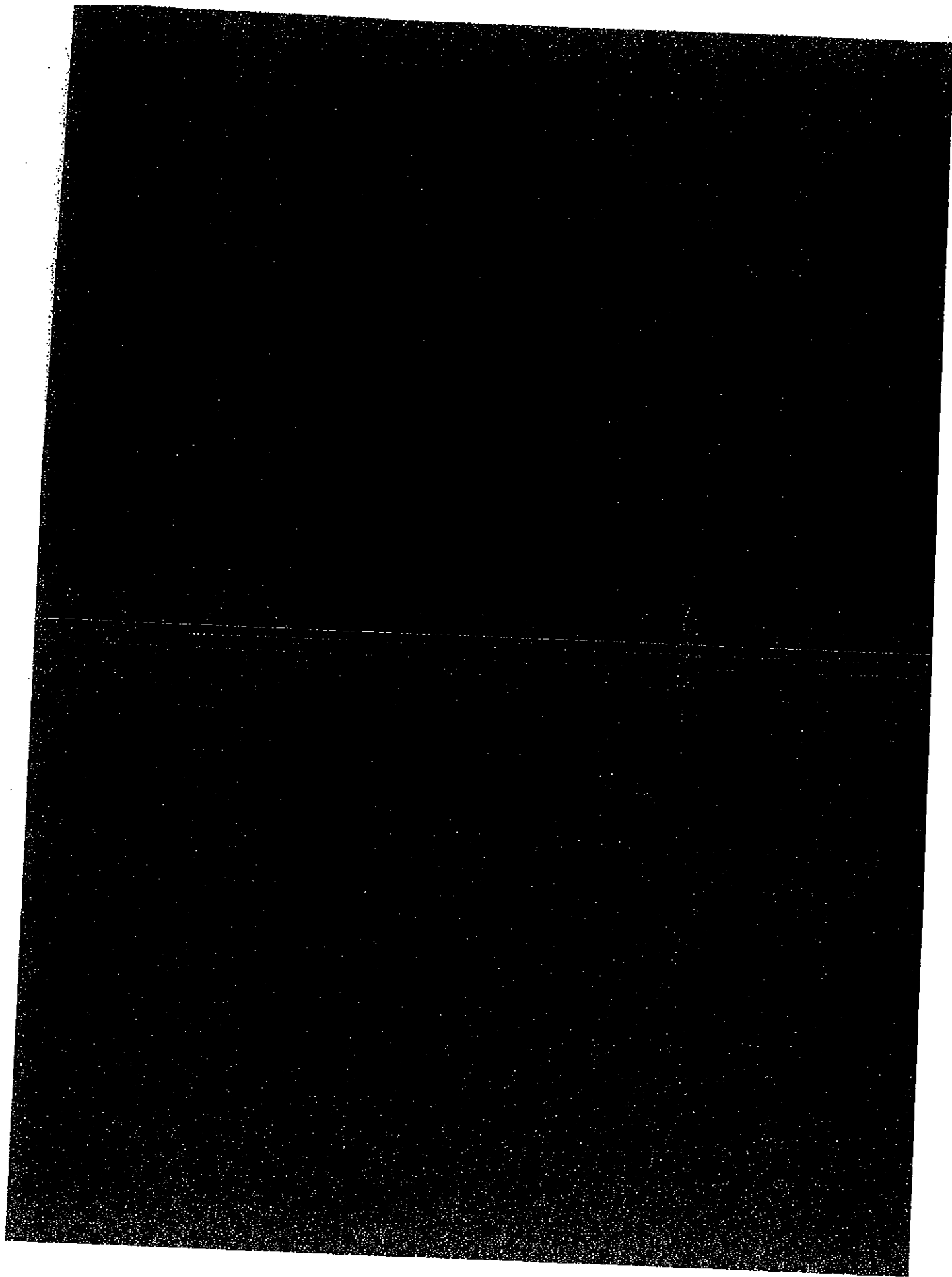
OT
22.5 hrs – Park Cleaning
27 hrs – trees, fuel pump repair
Total 49.5 hrs



Kevin Olar

9-3-2020

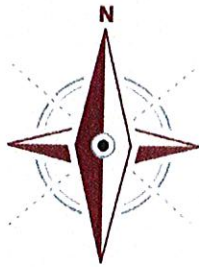
Date



ENGINEER'S REPORT

ATTACHED IS THE ENGINEER'S REPORT SUBMITTED BY SHOUP ENGINEERING, INC.

ARE THERE ANY QUESTIONS REGARDING THE ENGINEER'S REPORT?



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

AUGUST 2020 ENGINEER'S REPORT
WEST DEER TOWNSHIP
Prepared September 9, 2020

VIA EMAIL

1. **MEETING ATTENDANCE**

Shoup Engineering attended and participated in the following meetings:

- Board of Supervisors Meeting - August 19, 2020
- Planning Commission Meeting - August 27, 2020

2. **DEVELOPMENTS/PROJECTS**

Shoup Engineering has provided input into the following developments/projects:

- **Bairdford Park - GEDF Grant - B-1 Ballfield Project** - The project was awarded to Santamaria Landscape & Cement Contractors, Inc. and contract documents have now been executed. The contractor is expected to begin in the last week of September.

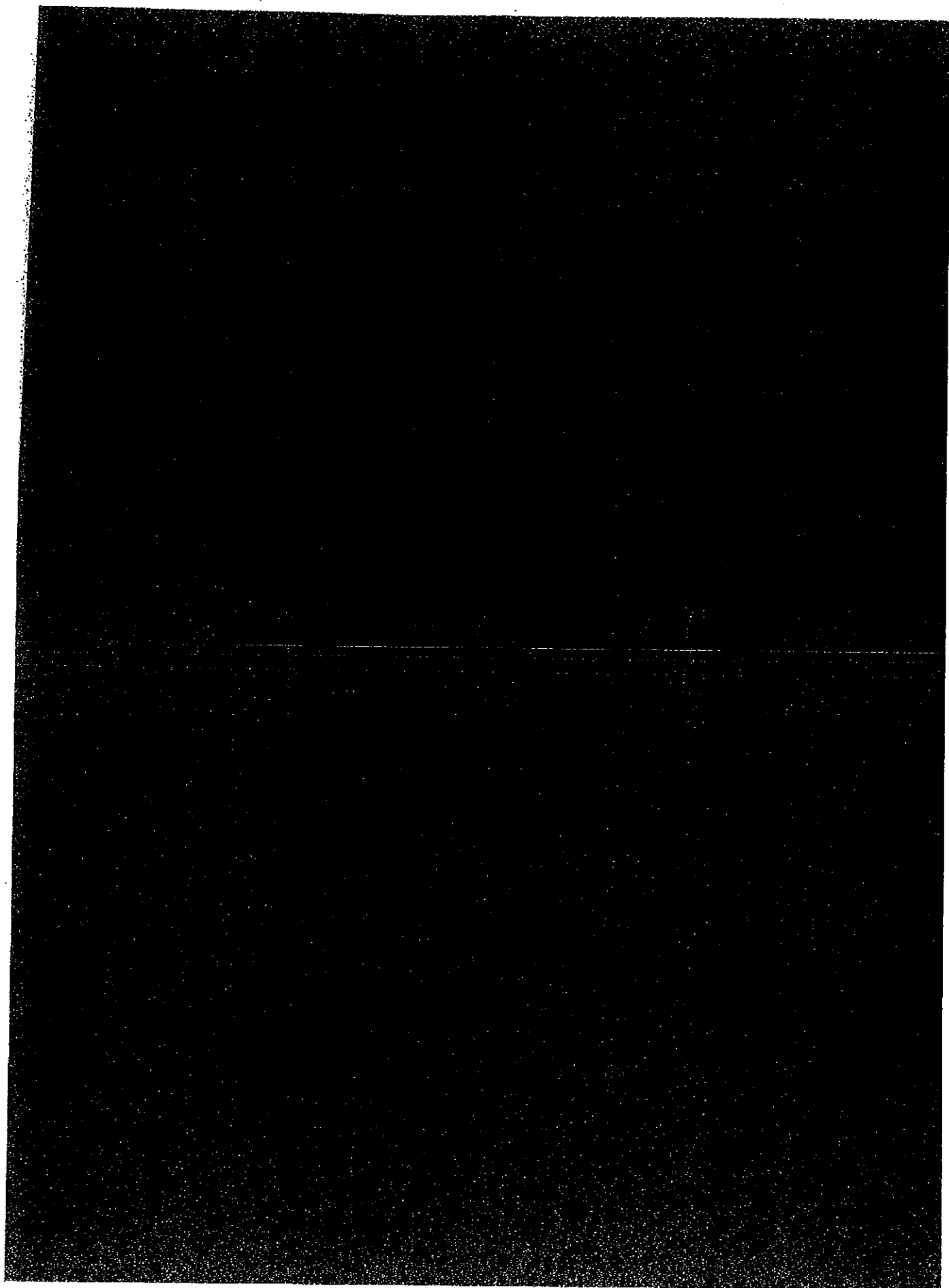
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- **Leto and Dionysus Well Pads** - Multiple reviews of Land Development Plan(s) have been performed on these gas well developments which are scheduled for additional review by the Planning Commission as conditions permit.
- **Oakwood Heights Plan - Phases 2 and 3** - A review of the revised preliminary and final subdivision plans for this development was prepared and a review letter was issued on August 26, 2020.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

ATTACHED IS THE BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

1. Issued 34 Occupancy Permits
2. Issued 35 Building Permits
3. Performed 92 site inspections
4. Planning commission meeting was held. Agenda meeting items included Oakwood Heights Final Subdivision and Land Development plan which was **RECOMMENDED FOR APPROVAL** with the following conditions:
 - a. Contribute \$600.00 for each lot built to go toward the road improvement of Ashley Road to West Starz Road to be paid at time of building permit application in addition to the Impact and Recreation fees.
 - b. Meet with the Kallen's and revise the parcel with Lot 201 to eliminate encroachment.
 - c. Add pedestrian connection to Bairdford Park near Lot 316.
 - d. Resolve fire hydrant's location prior to board of Supervisor's meeting to the satisfaction of zoning office and the local fire departments.
 - e. Limit disturbances along rear line lots 311-316 between cut slope and swale and install tree protection fence prior to clearing and grading.
 - f. Address comments in the Shoup Engineering letter dated 8.26.2020.
 - g. Add tree trimming maintenance to the HOA to ensure sidewalk and road remain clear of overhanging limbs.
 - h. The HOA document is to be reviewed and approved by the Township engineer. The items to be reviewed include street light, electrical maintenance, landscape requirements, and roof conductors.

In the workshop meeting a food truck provision was discussed for the zoning update.

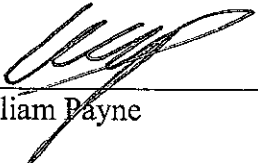
5. Zoning Hearing Board meeting was held and a contractor yard use variance was **APPROVED** at 1836 Saxonburg Blvd (formerly Mad Dawgs bar). The following conditions were attached:
 - a. The contractor's yard shall not exceed a maximum area of 2 acres.
 - b. An untouched buffer yard between all adjoining properties of no less than 100' from the contractor yard shall be required at all times. Additional screening may be required by the zoning official if the contractor's yard becomes visible from the roadway. This buffer yard

and screening requirements of may be revised in the judgement of the township zoning officer at any time.

- c. No dumping of any materials that are not considered clean fill. No fill material shall go uncovered for a time period exceeding 15 days.
- d. If fill material is brought in to the Property it shall be done in large amount and limited intervals so to not cause a continual disturbance for the community.
- e. The land development process shall be completed for contractors' yard as well as any business that occupies the structure. The land development process shall address screening and landscaping for that specific area.
- f. All equipment supplies, materials and other apparatus shall be properly screened in accordance with the land development process.
- g. If any violation is found and not corrected within 30 days the conditional use approval shall be revoked and become null and void.
- h. The contractor's yard shall not begin any mechanical operations until 7:00 A.M. and shall cease all mechanical operations by 9:00 P.M.
- i. The Township, through the zoning official, may attach additional conditions to this approval at any time, in order to protect the public's health, safety, and welfare.

There will also be a meeting held on August 20th at 7PM for a side yard variance located in the Grouse Run Plan.

- 6. Initiated 8 complaint investigations.
- 7. Issued 3 Notices of violations.
- 8. Attended court for 21 citations.



William Payne

**West Deer Township
Occupancy Permit Report
August 2020**

Permit Date	Permit Number	Lot/Block	Applicant Name	Street Address	Use	New Construction
08/07/2020	O20-127	1836-P-91	SHELTA A COUPERUS	67 KAUFMAN RD	Single Family Home	No
08/07/2020	O20-128	1217-J-274	AUSTIN WELLS	122 RUSSELLTON-DORSEYVILLE RD	Single Family Home	No
08/07/2020	O20-129	1216-H-169	VIOLA E & PAUL POST	2423 SAXONBURG BLVD	Single Family Home	No
08/07/2020	O20-130	1666-R-100-18C	BRENNAN GROUP, LP	334 SADDLEBROOK RD.	Quad	Yes
08/07/2020	O20-131	1666-R-100-19C	BRENNAN GROUP, LP	342 SADDLEBROOK RD	Quad	Yes
08/11/2020	O20-133	1511-B-324	Peter T. Delmer Jr. Eunice B. Torres	711 BAIRDFORD RD	Business	No
08/11/2020	O20-134	1214-K-11	DIANE L & WAYNE WHEELER	4851 BAYFIELD RD	Single Family Home	No
08/11/2020	O20-135	1508-J-269	ROBERT R & ROSEMARY P HEININGER	4023 CRESTWOOD DR	Single Family Home	No
08/11/2020	O20-136	1507-H-133	LYNETTE SIFORD	4503 DAWN RD	Single Family Home	No
08/11/2020	O20-137	1214-E-235	GEORGE & MELISSA HERBINKO	4847 TREMONT DR	Single Family Home	No
08/13/2020	O20-138	1214-E-307	RICHLAND HOLDINGS LLC	3538 CEDAR RIDGE RD.	Duplex/Carriage House	No

**West Deer Township
Occupancy Permit Report
August 2020**

08/14/2020	O20-139	1837-P-378	VICTOR J & BONNIE S WILCZYNSKI	276 KAUFMAN RD	Additions, Alterations or Repairs	Yes
08/14/2020	O20-140	2010-E-268	JEROME F & MARCYL FLORENTINE	36 HUNTER RD	Single Family Home	No
08/17/2020	O20-141	1835-G-312	RICHARD JAMES & DEBORA L SHEARN	216 BAIRD FORD RD	Single Family Home	No
08/18/2020	O20-142	1667-N-76-A	GLASSO BUILDERS	905 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-143	1508-A-88-B	GLASSO BUILDERS	951 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-144	1508-A-88-A	GLASSO BUILDERS	949 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-145	1508-A-86-B	GLASSO BUILDERS	959 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-146	1508-A-86-A	GLASSO BUILDERS	957 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-147	1508-A-78-B	GLASSO BUILDERS	956 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-148	1508-A-76-A	GLASSO BUILDERS	950 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-149	1508-A-76-A	GLASSO BUILDERS	950 COPPER CREEK TRAIL	Duplex/Carriage House	Yes

**West Deer Township
Occupancy Permit Report
August 2020**

08/20/2020	O20-150	1508-A-76-B	GLASSO BUILDERS	952 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/20/2020	O20-151	1508-A-78-A	GLASSO BUILDERS	954 COPPER CREEK TRAIL	Duplex/Carriage House	Yes
08/24/2020	O20-152	1666-S-013	KATHRYN A. KNAUSS	322 SADDLEBROOK RD	Quad	No
08/24/2020	O20-153	1667-J-129	MARC & ELIEEN RANALLI	0 WHISPERING PINES DR	Duplex/Carriage House	No
08/24/2020	O20-154	2011-E-85-1233	SHARON BURNS	1233 NICKLAUS WAY	Duplex/Carriage House	No
08/24/2020	O20-155	1669-F-063	ROGER WOOD	474 BAIRDFORD RD	Single Family Home	No
08/25/2020	O20-156	1360-H-132	RAYMOND J & DARLENE DANIK	261 SHAGBARK DR	Single Family Home	No
08/25/2020	O20-157	1670-K-35	TIMOTHY R & KELLY R MELLE	1441 SANDSTONE CT	Single Family Home	No
08/25/2020	O20-158	2387-K-029	DAVID A WOJCIK	76 HENRY RD	Single Family Home	No
08/25/2020	O20-159	1216-M-358	RICHARD C & JOYCE A QUERY	2454 SAXONBURG BLVD	Single Family Home	No
08/25/2020	O20-160	1666-R-100-19D	BRENNAN GROUP, LP	346 SADDLEBROOK RD	Single Family Home	Yes

West Deer Township Occupancy Permit Report August 2020

08/27/2020	O20-161	1214-E-309	Richland Holdings	3540 CEDAR RIDGE RD.	Duplex/Carriage House	Yes
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Total Fees Collected by Month						
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August-	\$500
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Total Fees Collected						
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Grand Total -	\$500
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**West Deer Township
Building Permit Report
August 2020**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
08/03/2020	P20-103	Above Ground Pool	JORDAN & JULIANNA ONOFER	4900 BAKERSTOWN CULMERVILLE RD	2195-M-261	\$5,000.00	\$44.00
08/03/2020	P20-104	Shed	NICHOLAS & LILY BOSAK	4807 WOODLAKE DR	1213-M-012	\$4,000.00	\$40.00
08/04/2020	P20-105	Communication Tower	M C I TELECOMMUNICATION S CORP	114 HILLTOP LANE	1509-P-387	\$15,000.00	\$475.00
08/04/2020	P20-106	Retaining Wall	MICHAEL & JENNIFER BAHNEY	4840 SPRING VALLEY DR	1213-H-299	\$5,300.00	\$45.00
08/05/2020	P20-107	Deck	NATHAN COUGHENOUR	3513 HUNTERTOWN RD	1214-E-370	\$18,000.00	\$105.00
08/05/2020	P20-108	Single Family Dwelling	RICHLAND HOLDINGS	103 LEX LANE	1214-E-317	\$256,200.00	\$2,052.10
08/05/2020	P20-109	Single Family Dwelling	RICHLAND HOLDINGS	101 LEX LANE	1214-E-315	\$256,200.00	\$2,052.10
08/05/2020	P20-110	Addition	TIMOTHY J & LISA A AUGUSTINE	1155 MIDDLE RD	1835-A-091	\$50,000.00	\$249.00
08/06/2020	P20-111	Accessory Structure	Rashell Bailey	4756 BAKERSTOWN CULMERVILLE	2195-N-376	\$7,500.00	\$55.00
08/06/2020	P20-112	Shed	ANTHONY DAQUILA	22 DEER CREEK VALLEY RD	1513-A-311	\$1,000.00	\$20.00
08/07/2020	P20-113	Deck	MICHAEL & MEGAN EVANS	509 SHADOW CT	1667-J-015	\$10,640.00	\$70.00

**West Deer Township
Building Permit Report
August 2020**

08/07/2020	P20-114	Deck	TIMOTHY & CHRISTINE COCHRAN	65 MICHAEL RD	1218-B-316	\$7,000.00	\$50.00
08/10/2020	P20-115	Driveway	MARK & PATTY MCDERMOTT	367 McIntyre Road	1834-K-164	\$0.00	\$15.00
08/11/2020	P20-116	Garage	DAVID J & DIANE REGAN	2262 SAXONBURG BLVD	1359-H-184	\$6,000.00	\$45.00
08/12/2020	P20-117	In Ground Pool	SEAN & SHARON BOYLE	1220 PIN OAK COURT	1669-S-61	\$32,900.00	\$64.00
08/12/2020	P20-118	Deck	PAUL D. SCHERRAH	42 WOODHILL DR	1360-M-070	\$14,200.00	\$90.00
08/13/2020	P20-119	Deck	BERTRAM B & VERLYN N BROOKS	4009 CRESTWOOD DR	1508-J-306	\$17,000.00	\$100.00
08/14/2020	P20-120	Single Family Dwelling	GLASSO BUILDERS	951 COPPER CREEK TRAIL	1508-A-88-B	\$150,000.00	\$567.00
08/14/2020	P20-121	Single Family Dwelling	GLASSO BUILDERS	949 COPPER CREEK TRAIL	1508-A-88-A	\$150,000.00	\$567.00
08/14/2020	P20-122	Single Family Dwelling	GLASSO BUILDERS	959 COPPER CREEK TRAIL	1508-A-86-B	\$150,000.00	\$567.00
08/14/2020	P20-123	Single Family Dwelling	GLASSO BUILDERS	957 COPPER CREEK TRAIL	1508-A-86-A	\$150,000.00	\$567.00
08/14/2020	P20-124	Single Family Dwelling	GLASSO BUILDERS	956 COPPER CREEK TRAIL	1508-A-78-B	\$150,000.00	\$567.00

**West Deer Township
Building Permit Report
August 2020**

08/14/2020	P20-125	Single Family Dwelling	GLASSO BUILDERS	954 COPPER CREEK TRAIL	1508-A-78-A	\$150,000.00	\$567.00
08/14/2020	P20-126	Single Family Dwelling	GLASSO BUILDERS	952 COPPER CREEK TRAIL	1508-A-76-B	\$170,000.00	\$567.00
08/14/2020	P20-127	Single Family Dwelling	GLASSO BUILDERS	950 COPPER CREEK TRAIL	1508-A-76-A	\$170,001.00	\$567.00
08/18/2020	P20-128	Structural Alteration	GARY & BETH SCHROEDER	87 MILLERSTOWN-CULMERVILLE RD	2014-J-295	\$10,000.00	\$65.00
08/18/2020	P20-129	Commercial Fitment	VERLAND CLA	147 REAGHARD DR	1511-F-114-01	\$95,000.00	\$625.00
08/19/2020	P20-130	Single Family Dwelling	THOMAS J & AMY B PARKER JR	11 OLD SAXONBURG BLVD	1838-N-82	\$80,000.00	\$549.00
08/19/2020	P20-131	Single Family Dwelling	LAWRENCE ARDUINI	5241 MIDDLE RD.	1356-S-273	\$215,000.00	\$751.20
08/21/2020	P20-132	Electrical	GEOFFREY & ADRIANNE ZEISS	123 REAGHARD DR	1511-J-278	\$2,900.00	\$30.00
08/25/2020	P20-133	Addition	A DANE & GAYLA M SKROUPA	51 MAGILL DR	1360-B-060	\$45,000.00	\$153.00
08/26/2020	P20-134	Demolition		494 BAIRDFO RD	1669-F-33	\$	\$40.00
08/26/2020	P20-135	Shed	ROBERT R PRILL	132 WEST STARZ RD	1216-B-95	\$578.00	\$20.00

**West Deer Township
Building Permit Report
August 2020**

08/28/2020	P20-136	Emergency Generator	JOHN & MICHELE ALLERTON	126 OAKWOOD CIR	1669-S-003	\$7,695.00	\$55.00
08/28/2020	P20-137	Garage	SANTE STELLO	20 TARENTUM CULMERVILLE	2013-L-41	\$24,000.00	\$135.00
Totals: 35						\$2,426,114.00	\$12,530.40

Permit Type	Count	Construction Cost	Fee Total
Above Ground Pool	1	\$5,000.00	\$44.00
Accessory Structure	1	\$7,500.00	\$55.00
Addition	2	\$95,000.00	\$402.00
Commercial Fitment	1	\$95,000.00	\$625.00
Communication Tower	1	\$15,000.00	\$475.00
Deck	5	\$66,840.00	\$415.00
Demolition	1	\$	\$40.00
Driveway	1	\$0.00	\$15.00
Electrical	1	\$2,900.00	\$30.00
Emergency Generator	1	\$7,695.00	\$55.00
Garage	2	\$30,000.00	\$180.00
In Ground Pool	1	\$32,900.00	\$64.00
Retaining Wall	1	\$5,300.00	\$45.00
Shed	3	\$5,578.00	\$80.00
Single Family Dwelling	12	\$2,047,401.00	\$9,940.40
Structural Alteration	1	\$10,000.00	\$65.00

West Deer Township
Building Permit Report
August 2020

Permit Status	Count	Construction Cost	Fee Total
Issued	35	\$2,426,114.00	\$12,530.40

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

DATE	DESCRIPTION	PROPERTY ADDRESS	LOCAL ADDRESS	PERMIT	STATUS	INSPECTOR
8/3/2020	Complaint Follow Up	1005 MACARTHUR DR, RUSSELLTON, PA, 15076	1005 MACARTHUR DR	1219-N-372	Open	William Payne
8/3/2020	Complaint Follow Up	3 OAK ST, RUSSELLTON, PA, 15076	3 OAK ST	1361-S-365	Completed	William Payne
8/3/2020	Complaint Follow Up	249 PINTAIL DR, GIBSONIA, PA, 15044	249 PINTAIL DR	1357-A-270	Open	William Payne
8/3/2020	Drywall	204 MCCLURE RD, CHESWICK, PA, 15024	204 MCCLURE RD	1360-B-211	Passed	William Payne
8/3/2020	Complaint Follow Up	21 Crest St., Russellton, PA, 15076	21 CREST ST	1512-S-238	Cancelled	William Payne
8/3/2020	Complaint Follow Up	539 Baranof Ave., Fairbanks, Alaska, 99701	2024 B CHURCH ST	1361-M-125	Completed	William Payne
8/3/2020	Complaint Follow Up	208 LAGER DR, GIBSONIA, PA, 15044	208 LAGER DR	1356-H-101	Open	William Payne
8/3/2020	Complaint Follow Up	410 LINDEN DR, CHESWICK, PA, 15024	410 LINDEN DR	1360-H-146	Passed	William Payne
8/3/2020	Complaint Follow Up	185A MICHAEL RD, RUSSELLTON, PA, 15076	185A MICHAEL RD	1361-M-309	Passed	William Payne
8/3/2020	Complaint Follow Up	426 LINDEN DR, CHESWICK, PA, 15024	426 LINDEN DR	1361-E-351	Open	William Payne
8/3/2020	Complaint Follow Up	410 LINDEN DR, CHESWICK, PA, 15024	410 LINDEN DR	1360-H-146	Passed	William Payne
8/3/2020	Complaint Follow Up	1418 SANDSTONE DR, TARENTUM, PA, 15084	1418 SANDSTONE DR	1670-L-26	Open	William Payne
8/3/2020	Complaint Follow Up	2022 CHURCH ST, RUSSELLTON, PA, 15076	183 MICHAEL RD	1361-M-305	Passed	William Payne
8/3/2020	Complaint Follow Up	129 SCHAR RD., EVANS CITY, PA, 16033	10-12 OAK ST	1361-S-351	Passed	William Payne
8/3/2020	Complaint Follow Up	1624 MIDDLE EXT RD, GIBSONIA, PA, 15044	1623 MIDDLE EXT RD	1508-L-1	Open	William Payne
8/4/2020	Drywall	800 S. WASHINGTON ST., EVANS CITY, PA, 16033	348 SADDLEBROOK RD	1666-R-100-19A	Passed	William Payne
8/4/2020	Complaint Follow Up	PO BOX 222, CURTISVILLE, PA, 15032	577 BENJAMIN ST	1671-G-380	Passed	William Payne
8/4/2020	Complaint Follow Up	320 CHRISTY RD, TARENTUM, PA, 15084	320 CHRISTY RD	2195-G-63	Open	William Payne
8/4/2020	Occupancy Inspection	2423 SAXONBURG BLVD, CHESWICK, PA, 15024	2423 SAXONBURG BLVD	1216-H-169	Passed	William Payne
8/4/2020	Occupancy Inspection	4023 CRESTWOD DR, GIBSONIA, PA, 15044	4023 CRESTWOD DR	1508-J-269	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

Inspection Date	Inspection Type	Inspected	Property Owner/Address	Local Address	Parcel ID	Status	Inspector
8/4/2020	Occupancy Inspection		4023 CRESTWOD DR, GIBSONIA, PA, 15044	4023 CRESTWOD DR	1508-J-269	Passed	William Payne
8/4/2020	Occupancy Inspection		2423 SAXONBURG BLVD, CHESWICK, PA, 15024	2423 SAXONBURG BLVD	1216-H-169	Passed	William Payne
8/5/2020	Complaint Follow Up		70 Stewart Street, Tarentum, PA, 15084	70 Stewart Street	2196-S-241	Completed	William Payne
8/7/2020	Final		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	334 SADDLEBROOK RD.	1666-R-100-18C	Passed	William Payne
8/7/2020	Final		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	342 SADDLEBROOK RD	1666-R-100-19C	Passed	William Payne
8/7/2020	Electrical/Plumbing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	342 SADDLEBROOK RD	1666-R-100-19C	Cancelled	William Payne
8/7/2020	Complaint Follow Up		1326 MAC ARTHUR DR, RUSSELLTON, PA, 15076	1326 MAC ARTHUR DR	1218-H-235	Open	William Payne
8/7/2020	Occupancy Inspection		4847 TREMONT DR, ALLISON PARK, PA, 15101	4847 TREMONT DR	1214-E-235	Passed	William Payne
8/7/2020	Electrical/Plumbing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	334 SADDLEBROOK RD.	1666-R-100-18C	Passed	William Payne
8/7/2020	Occupancy Inspection		4847 TREMONT DR, ALLISON PARK, PA, 15101	4847 TREMONT DR	1214-E-235	Passed	William Payne
8/10/2020	Occupancy Inspection		2454 SAXONBURG BLVD, CHESWICK, PA, 15024	2454 SAXONBURG BLVD	1216-M-358	Passed	William Payne
8/10/2020	Occupancy Inspection		4503 DAWN RD, GIBSONIA, PA, 15044	4503 DAWN RD	1507-H-133	Passed	William Payne
8/10/2020	Occupancy Inspection		4851 BAYFIELD RD, ALLISON PARK, PA, 15101	4851 BAYFIELD RD	1214-K-11	Passed	William Payne
8/10/2020	Complaint Follow Up		3701 REGENT BLVD., IRVING, TX, 75063	4302 PARADISE DR	1508-J-367	Passed	William Payne
8/10/2020	Occupancy Inspection		711 Bairdford Road, Gibsonia, PA, 15044	711 BAIRDFORD RD	1511-B-324	Completed	William Payne
8/10/2020	Complaint Follow Up		3 OAK ST, RUSSELLTON, PA, 15076	3 OAK ST	1361-S-365	Completed	William Payne
8/10/2020	Occupancy Inspection		4851 BAYFIELD RD, ALLISON PARK, PA, 15101	4851 BAYFIELD RD	1214-K-11	Passed	William Payne
8/10/2020	Occupancy Inspection		711 Bairdford Road, Gibsonia, PA, 15044	711 BAIRDFORD RD	1511-B-324	Completed	William Payne
8/10/2020	Occupancy Inspection		2454 SAXONBURG BLVD, CHESWICK, PA, 15024	2454 SAXONBURG BLVD	1216-M-358	Passed	William Payne
8/10/2020	Occupancy Inspection		4503 DAWN RD, GIBSONIA, PA, 15044	4503 DAWN RD	1507-H-133	Passed	William Payne
8/10/2020	Occupancy Inspection		711 BAIRDFORD RD, GIBSONIA, PA, 15044	444 BAIRDFORD RD	1511-B-315	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

Inspection Date	Disposition	Address	Parcel Number	Parcel ID	Status	Inspector
8/10/2020	Complaint Follow Up	4692 RTE 910, GIBSONIA, PA, 15044	4692 Gibsonia Road	1215-G-394	Open	William Payne
8/10/2020	Complaint Follow Up	13 CAITLIN DR, GIBSONIA, PA, 15044	13 CAITLIN DR	1358-K-323	Completed	William Payne
8/10/2020	Footer	PO BOX 143, CURTISVILLE, PA, 15032	468 SYCAMORE ST	2013-N-084	Passed	William Payne
8/11/2020	Occupancy Inspection	76 HENRY RD, TARENTUM, PA, 15084	76 HENRY RD	2387-K-029	Passed	William Payne
8/11/2020	Occupancy Inspection	132 Kelly Ridge Rd., New Kensington, PA, 15068	1245 PATTON DR	1218-M-305	Passed	William Payne
8/11/2020	Occupancy Inspection	76 HENRY RD, TARENTUM, PA, 15084	76 HENRY RD	2387-K-029	Passed	William Payne
8/12/2020	Occupancy Inspection	1441 SANDSTONE CT, TARENTUM, PA, 15084	1441 SANDSTONE CT	1670-K-35	Passed	William Payne
8/12/2020	Occupancy Inspection	1441 SANDSTONE CT, TARENTUM, PA, 15084	1441 SANDSTONE CT	1670-K-35	Passed	William Payne
8/13/2020	Site Inspection	1426 SANDSTONE DR, TARENTUM, PA, 15084	1426 SANDSTONE DR	1670-K-83	Open	William Payne
8/13/2020	Footer	3513 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3513 HUNTERTOWN RD	1214-E-370	Passed	William Payne
8/14/2020	Footer	6 DEER PARK DR, CHESWICK, PA, 15024	6 DEER PARK DR	1360-M-198	Passed	William Payne
8/14/2020	Framing	345 MCINTYRE RD, GIBSONIA, PA, 15044	345 MCINTYRE RD	1834-P-152	Open	William Payne
8/17/2020	Final	204 MCCLURE RD, CHESWICK, PA, 15024	204 MCCLURE RD	1360-B-211	Passed	William Payne
8/17/2020	Complaint Follow Up	4383 GIBSONIA, Gibsonia, PA, 15044	4383 Gibsonia Road	1508-P-126	Open	William Payne
8/17/2020	Complaint Follow Up	2025 CHURCH ST, RUSSELLTON, PA, 15076	2023/2025 CHURCH ST	1361-M-177	Passed	William Payne
8/17/2020	Complaint Follow Up	4802 GIBSONIA RD., ALLISON PARK, PA, 15101	4802 GIBSONIA RD	1215-R-148	Open	William Payne
8/17/2020	Complaint Follow Up	4359 GIBSONIA RD, GIBSONIA, PA, 15044	4359 GIBSONIA RD	1507-M-185	Open	William Payne
8/17/2020	Complaint Follow Up	2022 CHURCH ST, RUSSELLTON, PA, 15076	2022 CHURCH ST	1361-M-131	Completed	William Payne
8/17/2020	Complaint Follow Up	2019 CHURCH ST, RUSSELLTON, PA, 15076	2019 CHURCH ST	1361-M-171	Passed	William Payne
8/19/2020	Complaint Follow Up	121 NEW ORCHARD DR, TARENTUM, PA, 15084	20 PLANT ST	1361-H-146	Passed	William Payne
8/19/2020	Complaint Follow Up	, RUSSELLTON, PA, 15076	328 PLANT ST	1361-H-142	Completed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

Inspection Date	Inspection Type	Parcel ID	Address	Parcel/Vol/Assess	Parcel ID	Status	Inspector
8/19/2020	Utilities Removed		1639 Saxonburg Blvd, Tarentum, PA, 15084	1639 SAXONBURG BLVD	2013-N-192	Passed	William Payne
8/19/2020	Occupancy Inspection		1233 NICKLAUS WAY, GIBSONIA, PA, 15044	1233 NICKLAUS WAY	2011-E- 85-1233	Passed	William Payne
8/19/2020	Occupancy Inspection		1233 NICKLAUS WAY, GIBSONIA, PA, 15044	1233 NICKLAUS WAY	2011-E- 85-1233	Passed	William Payne
8/19/2020	Occupancy Inspection		626 WHISPERING PINES DR, GIBSONIA, PA, 15044	0 WHISPERING PINES DR	1667-J-129	Passed	William Payne
8/19/2020	Occupancy Inspection		626 WHISPERING PINES DR, GIBSONIA, PA, 15044	0 WHISPERING PINES DR	1667-J-129	Passed	William Payne
8/21/2020	Occupancy Inspection		261 SHAGBARK DR, CHESWICK, PA, 15024	261 SHAGBARK DR	1360-H-132	Passed	William Payne
8/21/2020	Occupancy Inspection		322 SADDLEBROOK RD, GIBSONIA, PA, 15044	322 SADDLEBROOK RD	1666-S-013	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	951 COPPER CREEK TRAIL	1508-A-88-B	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	949 COPPER CREEK TRAIL	1508-A-88-A	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	957 COPPER CREEK TRAIL	1508-A-86-A	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	956 COPPER CREEK TRAIL	1508-A-78-B	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	950 COPPER CREEK TRAIL	1508-A-76-A	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	952 COPPER CREEK TRAIL	1508-A-76-B	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	950 COPPER CREEK TRAIL	1508-A-76-A	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	954 COPPER CREEK TRAIL	1508-A-78-A	Passed	William Payne
8/21/2020	Occupancy Inspection		322 SADDLEBROOK RD, GIBSONIA, PA, 15044	322 SADDLEBROOK RD	1666-S-013	Passed	William Payne
8/21/2020	Occupancy Inspection		261 SHAGBARK DR, CHESWICK, PA, 15024	261 SHAGBARK DR	1360-H-132	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	950 COPPER CREEK TRAIL	1508-A-76-A	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	952 COPPER CREEK TRAIL	1508-A-76-B	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	954 COPPER CREEK TRAIL	1508-A-78-A	Passed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

Inspection Date	Inspection Type	Parcel ID	Address	Parcel Address	Parcel ID	Status	Inspector
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	956 COPPER CREEK TRAIL	1508-A-78-B	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	957 COPPER CREEK TRAIL	1508-A-86-A	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	949 COPPER CREEK TRAIL	1508-A-88-A	Passed	William Payne
8/21/2020	Occupancy Inspection		4201 COHASSET LN, ALLISON PARK, PA, 15101	951 COPPER CREEK TRAIL	1508-A-88-B	Passed	William Payne
8/24/2020	Occupancy Inspection		PO BOX 631, GIBSONIA, PA, 15044	474 BAIRDFORD RD	1669-F-063	Passed	William Payne
8/24/2020	Complaint Follow Up		115 KAUFMAN RD, GIBSONIA, PA, 15044	115 KAUFMAN RD	1836-P-62	Open	William Payne
8/24/2020	Complaint Follow Up		56 OVERLOOK PLACE, CHESWICK, PA, 15024	56 OVERLOOK PLACE	1360-B-301	Open	William Payne
8/24/2020	Occupancy Inspection		PO BOX 631, GIBSONIA, PA, 15044	474 BAIRDFORD RD	1669-F-063	Passed	William Payne
8/24/2020	Complaint Follow Up		4571 BAKERSTOWN CULMERVILLE, GIBSONIA, PA, 15044	4571 BAKERSTOWN CULMERVILLE	2194-J-203	Open	William Payne
8/24/2020	Complaint Follow Up		144 MARTIN RD, GIBSONIA, PA, 15044	144 MARTIN RD	1357-M-258	Passed	William Payne
8/24/2020	Complaint Follow Up		1848 SAXONBURG BLVD, TARENTUM, PA, 15084	1848 SAXONBURG BLVD	1670-D-335	Open	William Payne
8/24/2020	Complaint Follow Up		14-16 OAK ST, RUSSELLTON, PA, 15076	14-16 OAK ST	1361-M-26	Passed	William Payne
8/25/2020	Occupancy Inspection		6 BURGER RD, CHESWICK, PA, 15024	6 BURGER RD	1359-D-141	Open	William Payne
8/25/2020	Occupancy Inspection		53 POMA ST, RUSSELLTON, PA, 15076	53 POMA ST	1512-L-066	Open	William Payne
8/25/2020	Floodplain		4201 COHASSET LN, ALLISON PARK, PA, 15101	957 COPPER CREEK TRAIL	1508-A-86-A	Passed	William Payne
8/25/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	957 COPPER CREEK TRAIL	1508-A-86-A	Passed	William Payne
8/25/2020	Floodplain		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
8/25/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
8/25/2020	Occupancy Inspection		53 POMA ST, RUSSELLTON, PA, 15076	53 POMA ST	1512-L-066	Open	William Payne
8/25/2020	Occupancy Inspection		6 BURGER RD, CHESWICK, PA, 15024	6 BURGER RD	1359-D-141	Open	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

Inspection Date	Inspection Type	Inspector	Address	Legal Address	Parcel ID	Status	Inspector
8/26/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	949 COPPER CREEK TRAIL	1508-A-88-A	Passed	William Payne
8/26/2020	Floodplain		4201 COHASSET LN, ALLISON PARK, PA, 15101	949 COPPER CREEK TRAIL	1508-A-88-A	Passed	William Payne
8/26/2020	Footer		42 WOODHILL DR, CHESWICK, PA, 15024	42 WOODHILL DR	1360-M-070	Passed	William Payne
8/26/2020	Footer		4201 COHASSET LN, ALLISON PARK, PA, 15101	951 COPPER CREEK TRAIL	1508-A-88-B	Passed	William Payne
8/26/2020	Floodplain		4201 COHASSET LN, ALLISON PARK, PA, 15101	951 COPPER CREEK TRAIL	1508-A-88-B	Passed	William Payne
8/27/2020	Occupancy Inspection		271 HYTYRE FARMS DR, GIBSONIA, PA, 15044	271 HYTYRE FARMS DR	1508-E-301	Passed	William Payne
8/27/2020	Occupancy Inspection		271 HYTYRE FARMS DR, GIBSONIA, PA, 15044	271 HYTYRE FARMS DR	1508-E-301	Passed	William Payne
8/27/2020	Occupancy Inspection		406 LINDEN DR, CHESWICK, PA, 15024	406 LINDEN DR	1360-H-222	Passed	William Payne
8/28/2020	Framing		3513 HUNTERTOWN RD, ALLISON PARK, PA, 15101	3513 HUNTERTOWN RD	1214-E-370	Passed	William Payne
8/31/2020	Framing		PO BOX 143, CURTISVILLE, PA, 15032	468 SYCAMORE ST	2013-N-084	Failed	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

Count by Type

Type	Count
Complaint Follow Up	37
Drywall	2
Electrical/Plumbing	2
Final	3
Floodplain	4
Footer	10
Framing	3
Occupancy Inspection	29
Site Inspection	1
Utilities Removed	1
Total	92

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 08/01/2020 To 08/31/2020

Count by Status

Status		Count
Cancelled		2
Completed		8
Failed		1
Open		21
Passed		60
Total		92

WEST DEER TOWNSHIP PLANNING COMMISSION
AUGUST 27, 2020

Mark Schmidt called the Meeting to order with the following members in attendance:
John Butala, Kathy Rojik, Alan Banks, and Patrick Stark

Absent Members: Suzanne Garlena, Robert Bechtold.

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)
Dorothy Moyta (Zoning & Planning Administrator)

July 23, 2020 minutes were submitted and stand approved.

Outline and Order of Meeting:

1. Approval of July meeting Minutes
2. Oakwood Heights Final Subdivision Plan: Land Development
3. Workshop Meeting: Public Comments (Gas Wells)
4. Municipal Ordinance Updates/ Code Revisions/ Zoning Review

OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT

36 Page Set to include Environmental, Landscape and Civil Drawings. (See attachments.)
Represented by Steven Victor, Registered Landscape Architect, Victor Wetzel Associates

Comment Sheet, August 26, 2020 (2 pages) from Scott Shoup of Shoup Engineering was distributed at the meeting and is attached to these notes. (See attachments.)

Comments generated from the comments on the attached sheet and others follow:

1. RE: Comment #1: Victor-Wetzel needs to address stormwater, roof drains, and sewers as part of the development's Homeowner's Association documents. (HOA).
2. RE: Comment #3; Earthwork done in Phase 2 is to cover Phase 3 -all are agreeable.
3. RE: Comment #4: Show easement for stormwater.
4. RE: Comment #6: The existing NPDES permit has expired; A new permit needs to be obtained.
5. RE: Comment #8: Steven requests a meeting with fire chief, Josh Wiggins, to discuss the locations of the fire hydrants.
6. RE: Comment #9: Steve Victor will confirm whether there needs to be a covenant requirement.
7. RE: Comment #10: The detail needs to be revised to address Township requirements.

8. RE: Comment #11: Ashley Road needs to be shown to be widened to 21'. The developer will agree to contribute to the upkeep of the road.

Steven Victor presented the Revised Oakwood Heights Final Subdivision Plan per comments/exchanges below. (See 36 page set of Drawings attached)

1. Steven Victor showed revised Subdivision Plans.
2. Since the Plan is next to the Park, could there be a walking path designed from the Plan to the Park ? Yes, that could be looked at.
3. Mark Schmidt asked why there is a separate Homeowner's association. Steve Victor answered that is because there is no common facility.
4. Mark Schmidt asked whether there is a standard lighting fixture for the Plan. Steve Victor said that Duquesne Light has a standard Colonial lighting fixture that is 15-18' high.
5. Bill Payne asked how the new Plan will pay for power. The existing parts of the plan are covered in the homeowner's. Steve Victor said that he will need to look into that.
6. Mark Schmidt noticed that Property 201 encroaches onto its neighbor creating an oddball property shape. Could you straighten that line out ? Bill Payne asked whether the encroachment was because of a shed. Steve said that they will meet with the owner.
7. Alan Banks asked about the non-uniform spacing of trees. Are you going by shade vs. ornamental at 50' OC ? Steve Victor said that the homeowner could participate in the placement of trees. Steve said that the planting of trees is typically done before the final occupancy unless the weather is bad.
8. Alan banks stated that along the northern edge of the plan at the drainage swale, there needs to be a correction on plan to reseed and "show limits of disturbance."
9. Mark Schmidt said that Lots 311 to 315 need to show a tree protection fence and indicate to limit disturbance between slope and swale.
10. Bill Payne inquired as to the height and spread of mature trees as large trees can fall over onto houses and cause damage. Steve Victor said "so be it." Alan Banks said that trees falling onto houses is rare in our area and is not an issue.
11. Alan banks said that landscaping should take in a variety of tree but stay largely indigenous. He asked what is required by the HOA and homeowner.
12. Mark Schmidt feels that they should give people a swath for planting, and consider the spread of trees so that they don't interfere with passing trucks, particularly fire trucks. In the past, fire trucks have been damaged by tree branches.
13. Mark Schmidt asked if they could put something in the Homeowner's agreement that would have people keep trees appropriately trimmed.

14. Alan Banks asked if the developer could do a cross section of the sidewalk showing the tree plantings.
15. Steve Victor said that according to the Township web site, there needs to be 10' from the right of way that is free of trees.
16. Jo Resciniti of 1006 York Way asked whether after the plan is completed if one could drive from West Starz Road to Bairdford Road. Mark Schmidt answered yes.
17. Tim Resciniti of 1006 York Way was concerned as to whether the tractor path used for tractor rides on Community Days will still be useable. The tractor hayride at Community days is his favorite part of the Township. Bill Payne stated that the Township will figure out an alternate path to be used.

CONDITIONS AGREED UPON FOR DEVELOPMENT:

1. Contribute \$600.00 for each lot built to go toward the road improvement of Ashley Road to West Starz Road to be paid at time of building permit application in addition to the Impact and Recreation fees.
2. Meet with the Kallen's and revise the parcel with Lot 201 to eliminate encroachment.
3. Add pedestrian connection to Bairdford Park near Lot 316.
4. Resolve fire hydrant's location prior to board of Supervisor's meeting to the satisfaction of zoning office and the local fire departments.
5. Limit disturbances along rear line lots 311-316 between cut slope and swale and install tree protection fence prior to clearing and grading.
6. Address comments in the Shoup Engineering letter dated 8.26.2020.
7. Add tree trimming maintenance to the HOA to ensure sidewalk and road remain clear of overhanging limbs.
8. The HOA document is to be reviewed and approved by the Township engineer. The items to be reviewed include street light, electrical maintenance, landscape requirements, and roof conductors.

First motion by Mr. Butala and second motion by Mr. Stark to **ACCEPT THE DEVELOPMENT WITH THE AFORE MENTIONED CONDITIONS.** Voting was unanimous to approve.

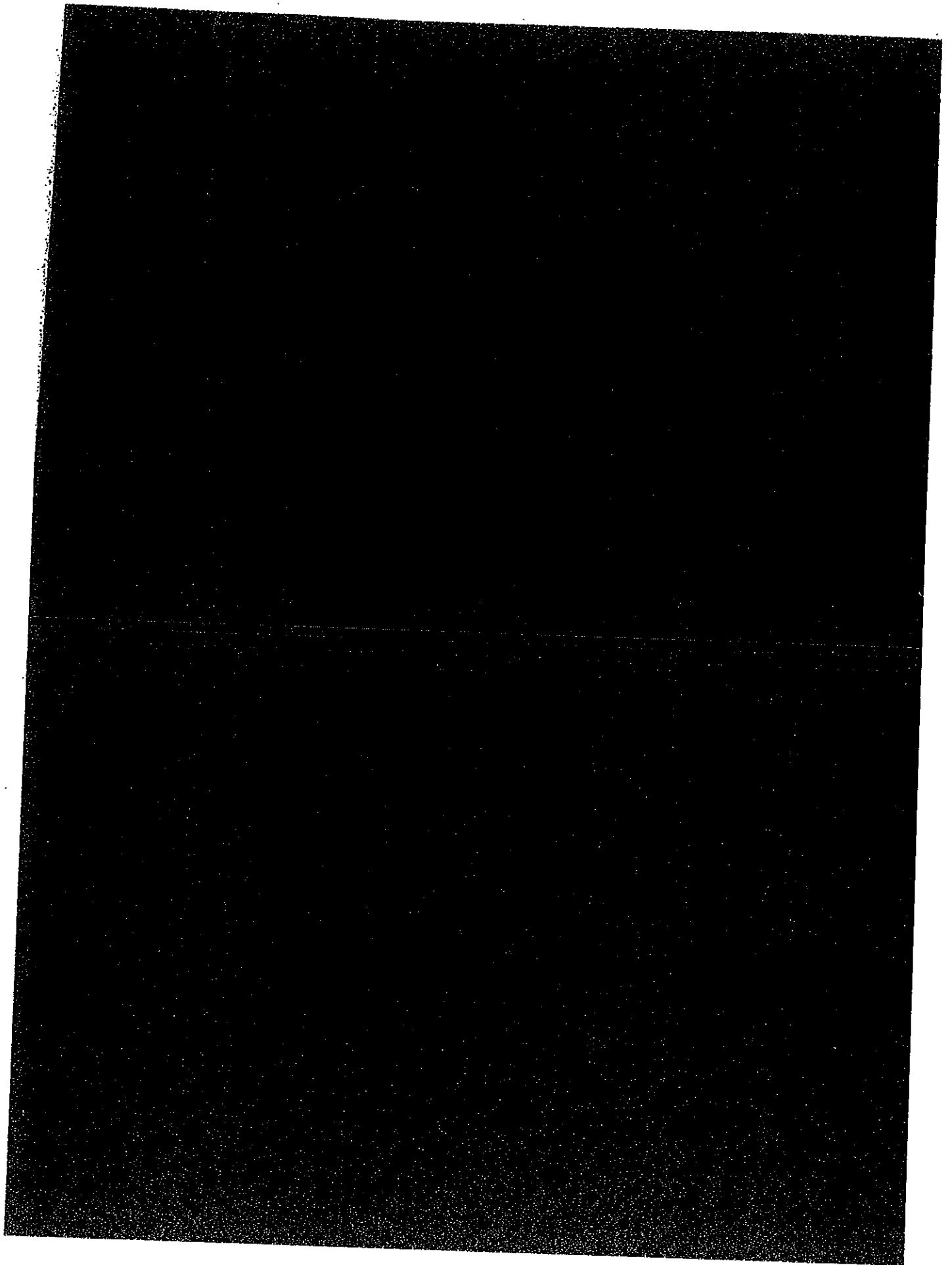
WORKSHOP/ PUBLIC COMMENTS:

- a. Tim Resciniti of 1006 York Way asked the following questions: Tim asked Mark Schmidt if he was able to make any headway in asking Olympus to withdraw their gas well applications. (Mark had stated at the July Planning meeting that he was going to look into that.) Mark stated that the Attorney, Gavin Robb, didn't recommend that action.
- b. Jo Resciniti of 1006 York Way asked the following questions: When will the Ordinance Revisions spoken about be approved by the Supervisors. Bill Payne said that that could take up to 6 months.

MUNICIPAL ORDINANCE UPDATES/ CODE REVISIONS/ ZONING REVIEW

Bill Payne presented updates suggested for the West Deer Ordinance for food trucks. (See attachment - 2 Pages.) Updates were made, but this will also be continued to the September Planning Meeting.

Also see attachments "Mobile Food Facility Operations Guide: Guidelines for MFF Licensing/ Permanent licenses and Temporary Licenses" – 26 pages, and "PA Mobile Food truck – Food Handler Training" – 2 pages.



REPORT FROM THE PARKS AND RECREATION BOARD

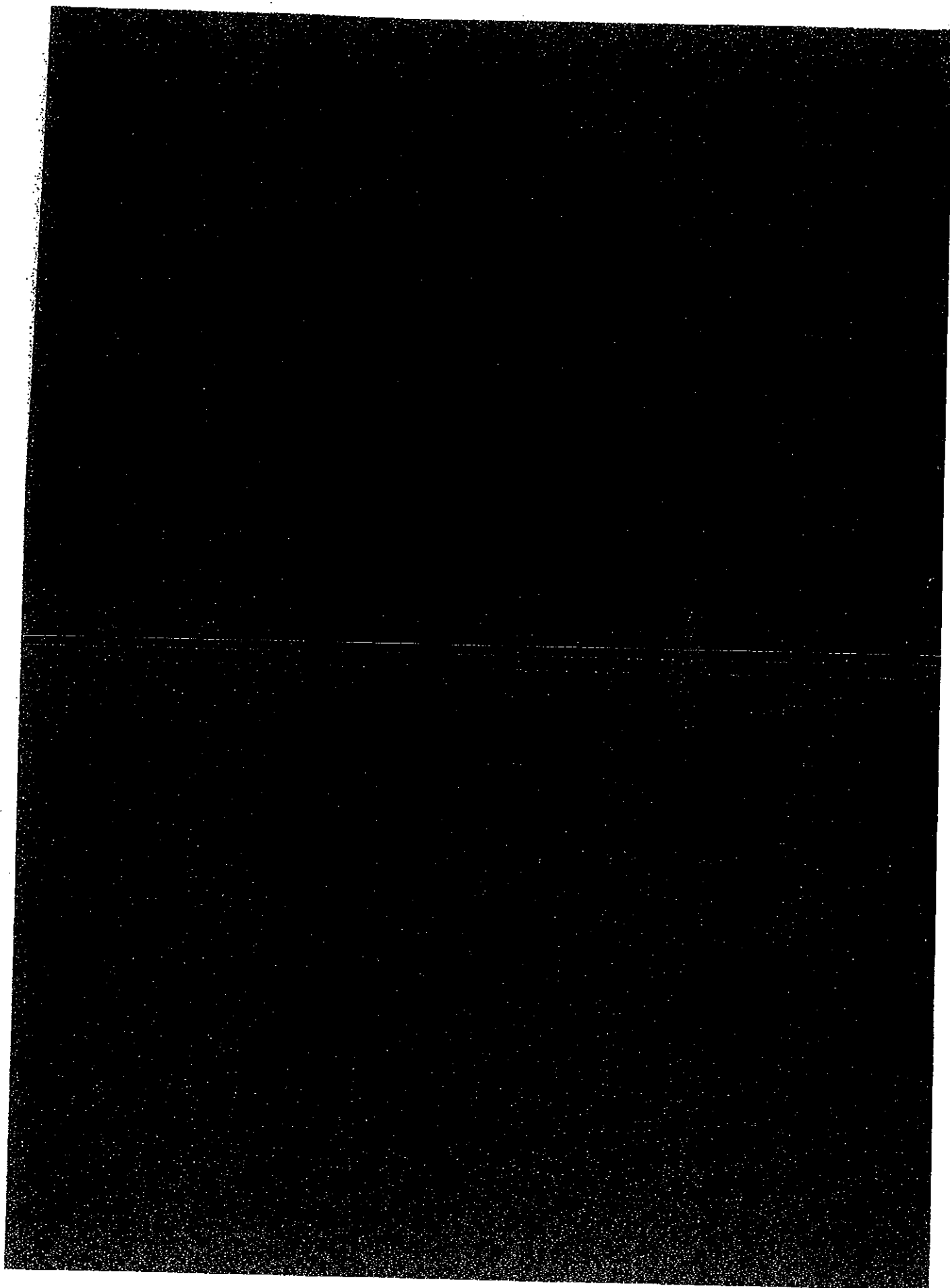
MRS. AMY STARK, CHAIRWOMAN...

Parks & Recreation Report

September 16th, 2020

- Movie in the Park - September 26 at 7:00pm at Bairdford Park - Movie to be chosen soon.
- Food Truck Event - this is still being worked on but tentatively we are looking at October 3rd at the Nike Site 4:00-8:00pm.
- Tracy Harrington has resigned from the board effective immediately.

Our next meeting is September 23, 2020.



**APPOINTMENT: PENSION PLAN MANAGEMENT PROCESS
STEERING COMMITTEE**

AT ITS LAST MEETING, THE BOARD OF SUPERVISORS DISCUSSED THE POSSIBILITY OF EVALUATING THE TOWNSHIP'S PENSION PLAN MANAGEMENT IN COMPARISON TO OTHER PROVIDERS. AS PER ACT 44 OF 2009 AND RESOLUTION NO. 2011-6, A PROCESS MUST BE FOLLOWED TO COMPLETE THIS TASK. THIS PROCESS INVOLVES THE ASSEMBLY OF "A COMMITTEE TO OVERSEE THE REQUEST FOR PROPOSAL PROCESS."

MR. KARPUI...

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO APPOINT THE FOLLOWING INDIVIDUALS TO THE PENSION PLAN MANAGEMENT PROCESS STEERING COMMITTEE:

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MR. KARPUI	—	—	—	—

AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 434 (FALSE ALARM ORDINANCE)

AT ITS LAST MEETING, THE BOARD OF SUPERVISORS DISCUSSED A FALSE ALARM ORDINANCE TO COMBAT THE PROLIFERATION OF FALSE ALARM CALLS TAKING VALUABLE PUBLIC SAFETY PERSONNEL TIME AND RESOURCES.

ORDINANCE NO. 434

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 72 ("FALSE ALARMS") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER, TO ADD A DEFINITION OF WHAT SHALL BE CONSIDERED AN "ACCIDENTAL FALSE ALARM;" TO INCREASE THE CHARGE ISSUED FOR MULTIPLE FALSE ALARMS OCCURRING AT A PROPERTY DURING A CALENDAR YEAR; AND TO PROVIDE THAT THE VOLUNTEER FIRE COMPANY RESPONDING TO ANY FALSE ALARM SHALL RECEIVE THE PROCEEDS FROM THAT FALSE ALARM CHARGE COLLECTED BY THE TOWNSHIP

THE FULL ORDINANCE IS ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. 434 AMENDING THE FALSE ALARM ORDINANCE OF WEST DEER TOWNSHIP.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___

TOWNSHIP OF WEST DEER

ORDINANCE NO. 434

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 72 ("FALSE ALARMS") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER, TO ADD A DEFINITION OF WHAT SHALL BE CONSIDERED AN "ACCIDENTAL FALSE ALARM;" TO INCREASE THE CHARGE ISSUED FOR MULTIPLE FALSE ALARMS OCCURRING AT A PROPERTY DURING A CALENDAR YEAR; AND TO PROVIDE THAT THE VOLUNTEER FIRE COMPANY RESPONDING TO ANY FALSE ALARM SHALL RECEIVE THE PROCEEDS FROM THAT FALSE ALARM CHARGE COLLECTED BY THE TOWNSHIP

WHEREAS, Chapter 72 of the Code of Ordinances of the Township of West Deer ("Code") provides regulations regarding intentional and accidental false alarms; and

WHEREAS, Section 72-2 of the Code currently states that any person causing accidental false alarms for any reason, or owning or maintaining an alarm system which triggers a false alarm, shall pay to the Township a charge for three or more false alarms to which a Fire or Police Department responds; and

WHEREAS, the Board of Supervisors of the Township of West Deer recognizes that responding to accidental false alarms places a substantial burden on the Police and Volunteer Fire Companies serving the Township; and

WHEREAS, the Board of Supervisors has determined that the charge imposed by the Township in Chapter 72 for the third or more accidental false alarm(s) occurring at one property during the calendar year should be increased, and that the charge collected as a result of the false alarm should be provided to the Volunteer Fire Company that responded to the false alarm call; and

WHEREAS, the Board of Supervisors of the Township of West Deer has further determined that Chapter 72 should be amended to define what shall be considered an "accidental false alarm."

NOW, THEREFORE, the Township of West Deer hereby ordains as follows:

Section 1: Chapter 72 of the Code of the Township of West Deer ("Alarms, false") at Section 72-1 ("Intentional false alarms") is hereby amended and restated in its entirety to provide as follows:

§ 72-1 Intentional false alarms.

No person shall create an intentional or malicious false alarm. Any person knowingly creating a false alarm will be charged in accordance with 18 Pa.C.S.A. § 4905.

Section 2: Chapter 72 of the Code of the Township of West Deer ("Alarms, false") at Section 72-2 ("Accidental false alarms") is hereby amended and restated in its entirety to provide as follows:

§ 72-2 Accidental false alarms.

Any person causing accidental false alarms for any reason, or owning or maintaining an alarm system which triggers a false alarm, shall pay to the Township a charge according to the following schedule. In the case of an accidental false alarm at an apartment building, tenant-occupied property, or senior living center, the record owner of the property shall be the party responsible for remitting payment of any charge to the Township.

A. Accidental false alarms sounded after the first 30 days of installation:

- 1) First and second accidental false alarm each calendar year: no charge.
- 2) All additional accidental false alarms each calendar year: \$100 per alarm.

B. For purposes of this Chapter, an "accidental false alarm" is defined as an alarm triggered at any property as a result of any of the following, as determined by the Fire Chief(s) of the responding Volunteer Fire Department(s), the Township Code Enforcement Officer or fire marshal, or their designee:

- 1) A malfunction due to the failure to properly test and maintain the alarm system.
- 2) Smoking in a no smoking area where an automatic alarm system is installed.
- 3) Failure to notify the dispatch center to which the system is connected when testing or maintaining the alarm system.
- 4) Failure to take all necessary precautions to eliminate false alarms during construction work in the vicinity of the system.

Section 3: Section 72-6 of the Code of the Township of West Deer ("Disposition of false alarm charges") is hereby amended and restated in its entirety to provide as follows:

§ 72-6 Disposition of false alarm charges.

The Fire Chiefs of the respective Volunteer Fire Companies of the Township shall notify the Township Manager each time that their Volunteer Fire Company responds to a call which is

determined by the Fire Chief to be a false alarm. All accidental false alarm charges levied and collected by the Township in accordance with this Chapter shall be distributed to the Volunteer Fire Company which responded to the false alarm, as reported by the Fire Chief. If more than one Volunteer Fire Company responded to a false alarm, the charges collected shall be divided and distributed evenly between each Company. The Township shall remit the collected accidental false alarm charges to the respective Volunteer Fire Companies on no less than an annual basis.

For any accidental false alarm charges collected by the Township for false alarms which were responded to only by the Township Police Department and without the assistance of a Volunteer Fire Company, the charges collected shall be deposited into the Township's general fund and used for general purposes.

Section 4: If any part, sentence, or clause of this Ordinance is determined to be invalid, such determination shall not affect the validity of the remaining portions of this Ordinance.

Section 5: This Ordinance shall become effective upon adoption.

BE IT ORDAINED AND ENACTED, this 21st day of October, 2020, by the Board of Supervisors of the Township of West Deer at its regular scheduled meeting.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel Mator
Township Manager / Secretary

Arlind Karpuzi
Chairperson, Board of Supervisors

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 21 October 2020, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Shirley Hollibaugh, Vice Chairperson

Brandon Forbes

Beverly Jordan

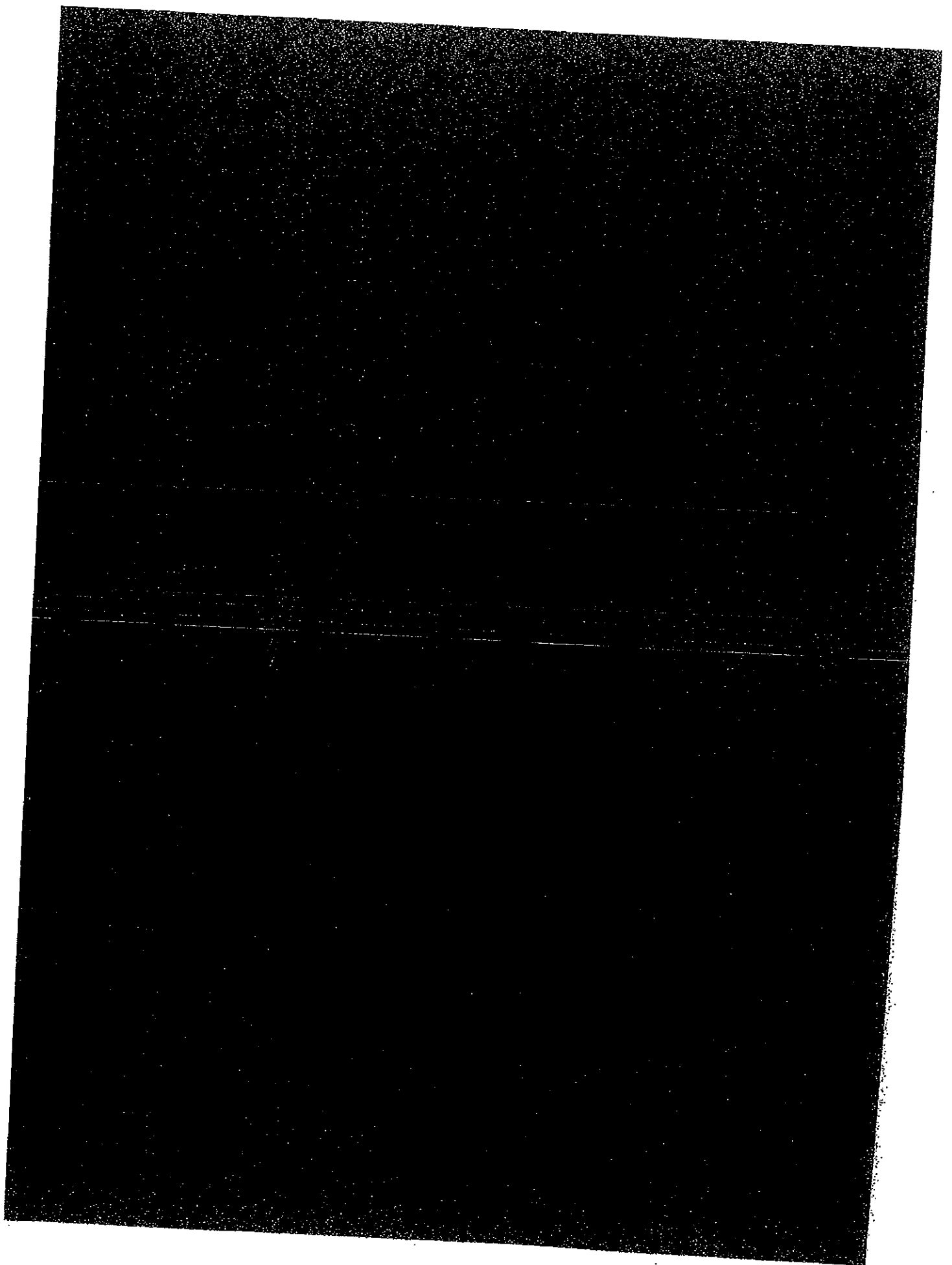
Shawn Maudhuil

WITNESS my hand and the seal of the Township on this 21st day of October 2020.

[SEAL]

By: _____

Daniel Mator
Township Manager



AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 435 (REAL ESTATE TAX DEFERRAL ORDINANCE)

AT ITS LAST MEETING, THE BOARD OF SUPERVISORS DISCUSSED A TAX DEFERRAL ORDINANCE TO LESSEN THE BURDEN ON LOWER-INCOME PROPERTY OWNERS IN THE TOWNSHIP.

ORDINANCE NO. 435

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER,
COUNTY OF ALLEGHENY, COMMONWEALTH OF
PENNSYLVANIA, CREATING A NEW ARTICLE XIV OF
CHAPTER 189 OF THE WEST DEER TOWNSHIP CODE
OF ORDINANCES TO ESTABLISH AN ANNUAL REAL
ESTATE TAX DEFERRAL PROGRAM FOR ELIGIBLE
HOMESTEADS WITHIN WEST DEER TOWNSHIP**

THE FULL ORDINANCE IS ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. 435 CREATING A NEW ARTICLE XIV OF CHAPTER 189 OF THE WEST DEER TOWNSHIP CODE TO ESTABLISH AN ANNUAL REAL ESTATE DEFERRAL PROGRAM FOR ELIGIBLE HOMESTEADS IN THE TOWNSHIP.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—

ORDINANCE NO. 435

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CREATING A NEW ARTICLE XIV OF CHAPTER 189 OF THE WEST DEER TOWNSHIP CODE OF ORDINANCES TO ESTABLISH AN ANNUAL REAL ESTATE TAX DEFERRAL PROGRAM FOR ELIGIBLE HOMESTEADS WITHIN WEST DEER TOWNSHIP

WHEREAS, political subdivisions shall have the power and authority to grant annual tax deferrals in the manner provided in and pursuant to the authority granted by Act No. 50 of 1998, 53 Pa.C.S. § 8571 *et seq*; and

WHEREAS, the Board of Supervisors of the Township of West Deer finds that it will promote the health, safety and public welfare of the citizens of the Township of West Deer if it establishes an annual real estate tax deferral program.

NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS, by and through its Board of Supervisors, as follows:

Section 1. A new Article XIV entitled "Real Estate Tax Deferral Program" shall be added to Chapter 189 ("Taxation") of the Code of the Township of West Deer, stating as follows:

Article XIV Real Estate Tax Deferral Program

§189-103. Definitions. The following words and phrases when used in this Article shall have the meanings given to them in this section unless the context clearly indicates otherwise:

"Base payment." The amount of property tax paid by an applicant in the base year.

"Base year." The tax year preceding the first tax year for which a taxing authority implements the provisions of this Article or the tax year immediately preceding an applicant's entry into the tax deferral program.

"Claimant." A person whose household income does not exceed the limit provided for in section 8574 (relating to income eligibility).

"Household income." All income as defined in the act of March 11, 1971 (P.L. 104, No. 3), 72 P.S. § 4751-1 *et seq.* (repealed); *see now* 53 P.S. § 6926.1301 *et*

seq., known as the Senior Citizens Rebate and Assistance Act, received by the claimant and by the claimant's spouse during the calendar year for which a tax deferral is claimed.

"Increase in real property taxes." An increase in the property taxes above the base payment resulting from a millage increase, a change in the assessment ratio or method or by a revaluing of all properties.

§189-104. Deferral of Real Estate Tax Increases.

- A. A claimant is eligible for a tax deferral if the claimant and the claimant's spouse have a household income not exceeding the maximum household income eligibility limitations set forth in the Taxpayer Relief Act, 53 P.S. § 6926.1301 *et seq.*, as amended or replaced. At the time of adoption of this Article, the maximum household income set forth in 53 P.S. § 6926.1304 is \$35,000.
- B. All eligible taxpayers subject to the payment of real estate taxes to the Tax Collector of the Township of West Deer for the benefit of the Township of West Deer shall be entitled to apply annually for the deferment of any increase in such taxes over the rate of the real estate tax levy for the prior year.

§189-105. Tax Deferral.

- A. The annual real estate tax deferral granted under this Article is equal to the increase in real property taxes upon the homestead of an eligible claimant.
- B. No tax deferral will be granted if the total amount of deferred taxes, plus the total amount of all other unsatisfied liens on the homestead of the claimant, plus the outstanding principal on any and all mortgages on the homestead, exceeds 85% of the market value of the homestead, or if the outstanding principal on any and all mortgages on the homestead exceeds 70% of the market value of the homestead. The property's market value is that amount equal to the assessed value divided by the common level ratio, as most recently determined by the State Tax Equalization Board for Allegheny County, Pennsylvania.

§189-106. Application Procedure.

- A. **Initial application.** Any person eligible for a tax deferral under this Article may apply annually to the Township. The Township Manager or the Manager's designee is authorized to establish rules and regulations not inconsistent with the enabling statute for the administration of the program authorized by this Article. In the initial year of application, the following information shall be provided in the manner required by the Township:

1. A statement of request for the tax deferral;
 2. A certification that the applicant or the applicant and his or her spouse jointly are the owners in fee simple of the homestead upon which the real property taxes are imposed;
 3. A certification that the applicant's homestead is adequately insured under a homeowner's policy to the extent of all outstanding liens;
 4. Receipts showing timely payment of the immediately preceding year's non-deferred real property tax liability;
 5. Proof of income eligibility under **§189-104** (relating to income eligibility); and
 6. Any other information required by the Township.
- B. Subsequent years.**--After the initial entry into the program, a claimant shall remain eligible for tax deferral in subsequent years so long as the claimant continues to meet the eligibility requirements of this Article.
- C. Application Content.** Any application for a tax deferral shall contain the following:
1. A statement that the tax deferral granted under this Article is provided in exchange for a lien against the homestead of the applicant.
 2. An explanation of the manner in which the deferred taxes shall become due, payable and delinquent and include, at a minimum, the consequences of noncompliance with the provisions of this Article.

§189-107. Attachment and Satisfaction of Liens.

- A. Nature of lien.**--All taxes deferred under this Article shall constitute a prior lien on the homestead of the claimant in favor of the Township and shall attach as of the date and in the same manner as other real estate tax liens. The deferred taxes shall be collected as other real estate tax liens, but the deferred taxes shall be due, payable and delinquent only as provided in subsection (C).
- B. Interest and Penalties.** No interest and/or penalties will be assessed on any deferred taxes unless the deferred taxes are not paid at the time they become due and payable as provided in subsection (C). In the event that the deferred taxes are not paid as required in subsection (C), the deferred taxes shall be subject to interest and penalties in the same manner as other real estate tax liens, and said

interest and penalties shall begin to accrue as of the date the taxes became due and payable.

C. Payment.

1. All or part of the deferred taxes may at any time be paid to the Township.
2. In the event that the deferred taxes are not paid by the claimant or the claimant's spouse during his or her lifetime or during their continued ownership of the homestead, the deferred taxes shall be paid either:
 - a. prior to the conveyance of the homestead to any third party; or
 - b. prior to the passing of the legal or equitable title, either by will or by statute, to the heirs of the claimant or the claimant's spouse.
3. The surviving spouse of a claimant shall not be required to pay the deferred taxes by reason of his or her acquisition of the homestead due to death of the claimant as long as the surviving spouse maintains his or her domicile in the property. The surviving spouse may continue to participate in the tax deferral program in subsequent years provided he or she is eligible under the provisions of this Article.

§189-108. Applicability of Provisions.

This Article shall apply to all eligible real estate tax taxpayers for the year of 2021 and for each year thereafter.

Section 3. SEVERABILITY

If any provision or provisions of this Ordinance shall be deemed by a court of law having jurisdiction over such matters to be unenforceable, invalid, or unconstitutional for any reason, such declaration shall not affect the validity of the Ordinance as a whole, or any part thereof that is not specifically declared to be invalid.

Section 4. CONFLICT OF LAWS OR CHAPTER PROVISIONS

Whenever the regulations of this chapter conflict with each other, or with the requirements of another statute, the more restrictive standard shall govern.

Section 5. REPEALER

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

ORDAINED AND ENACTED INTO LAW THIS 21ST DAY OF OCTOBER 2020.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel J. Mator, Jr.
Township Manager

Arlind Karpuzi, Chairman
Board of Supervisors

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 21 October 2020, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Shirley Hollibaugh, Vice Chairperson

Brandon Forbes

Beverly Jordan

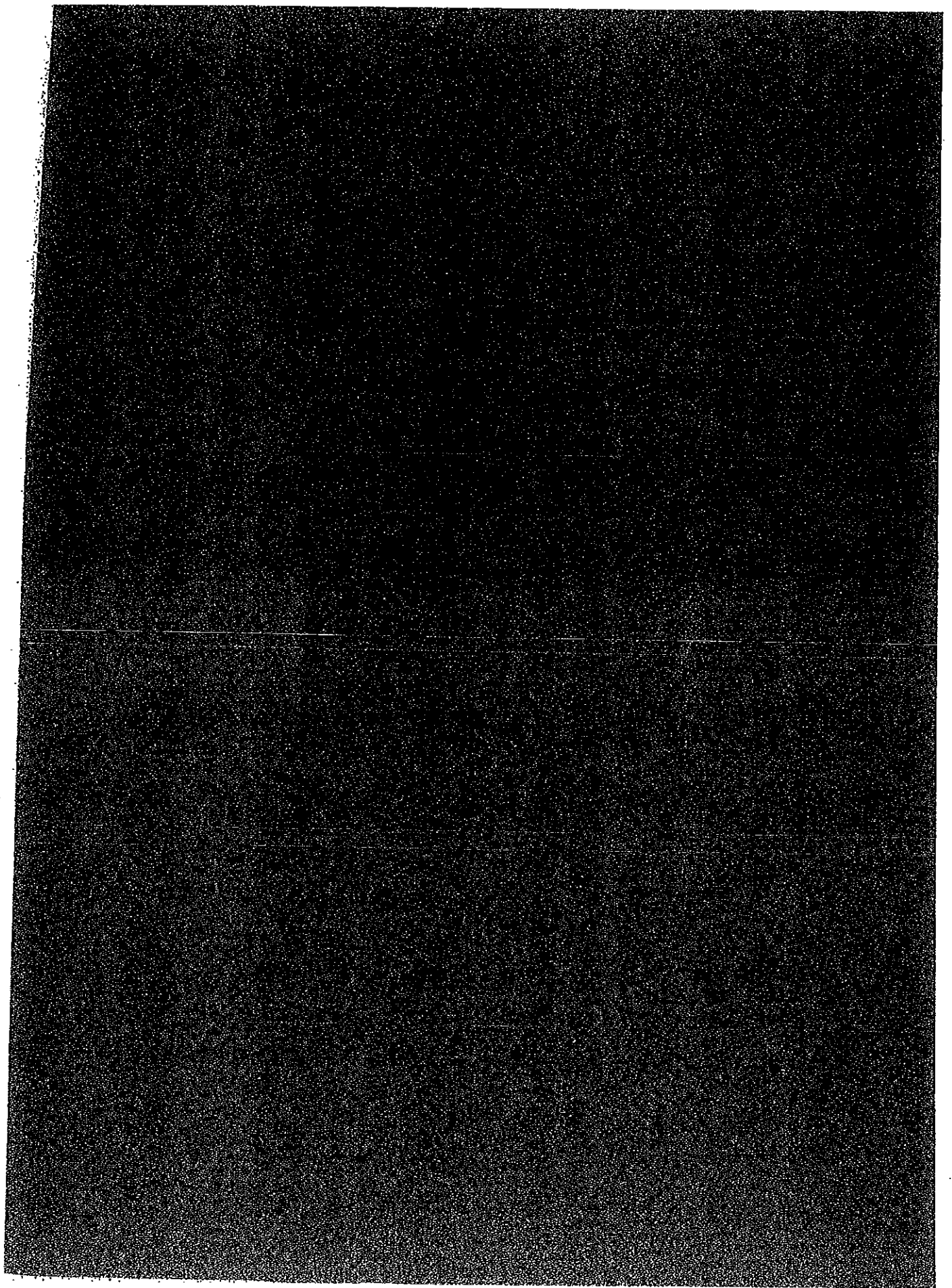
Shawn Maudhuit

WITNESS my hand and the seal of the Township on this 21st day of October 2020.

[SEAL]

By: _____

Daniel Mator
Township Manager



AUTHORIZATION: ADVERTISEMENT – PITTSBURGH NATIONAL GOLF COURSE REZONING

THE TOWNSHIP IS IN RECEIPT OF A ZONING CHANGE REQUEST FROM VICTOR-WETZEL ASSOCIATES ON BEHALF OF LESLIE ROAD ASSOCIATES, LLC, OWNER BY CONTACT OF TAX PARCEL 2011-E-58 IN WEST DEER TOWNSHIP, ALSO KNOWN AS PARCEL C-REVISED, REVISION 1 OF THE LINKS OF DEER RUN.

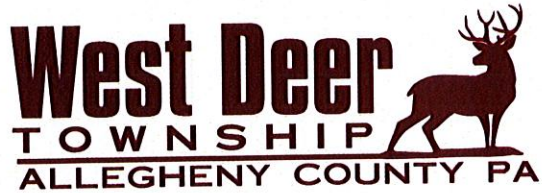
THE OWNER IS REQUESTING THE ZONE CHANGE FROM R-1 RURAL RESIDENTIAL AND R-2 SEMI-SUBURBAN RESIDENTIAL TO R-3 SUBURBAN RESIDENTIAL.

THE REQUEST HAS BEEN FORWARDED TO THE WEST DEER PLANNING COMMISSION FOR THEIR REVIEW. THE PLANNING COMMISSION REVIEWED THE REQUEST AT THEIR JULY 23 2020 MEETING AND IS RECOMMENDING DENIAL. AT THIS TIME THE BOARD OF SUPERVISORS HAS THE OPTION OF AUTHORIZING THE ADVERTISEMENT OF A PUBLIC HEARING FOR THE REZONING OF TAX PARCEL 2011-E-58.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF THE PITTSBURGH NATIONAL GOLF COURSE REZONING PUBLIC HEARING ON _____ AT _____.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. KARPUZI	___	___	___	___



West Deer Township Planning Commission
Meeting Report for July 23 2020

Project Name: **LINKS AT DEER RUN (PITTSBURGH NATIONAL GOLF COURSE)**
REZONING – REZONING REQUEST

Property Location: 287 Monier Road
Zoned: Currently R-1 and R-2

Seeking rezoning of Pittsburgh National Golf Course (approximately 188 acres) from R-1 Rural Residential and R-2 Semi-Suburban Residential zoning districts to R-3 Suburban Residential zoning district.

First motion by Mr. Bectold and second motion by Mr. Butala to **RECOMMEND DENIAL OF REZONING**, voting was unanimous.

Several concerns were mentioned by residents and planning commission members.
Concerns included:

1. Changing the composition and environment of the existing Links Development.
2. Construction noise interrupting the neighboring community tranquility.
3. Concerns over buffer/screening between potential development and existing development.
4. Increased traffic and ability of Monier Road to handle the increased traffic load.
5. Concerns of the types of home and the transition from prior development to the new development.
6. Concerned that the removal of the golf course will result in lower home values for the existing development.



June 30, 2020

Mr. Bill Payne
West Deer Township
109 E. Union Road
Cheswick, PA 15024

Re: PNGC

Dear Mr. Payne:

On behalf of Leslie Road Associates, LLC, owner by contract of tax parcel 2011-E-58 in West Deer Township, also known as "Parcel C-Revised, Revision 1 of The Links of Deer Run", we are hereby requesting that this property, currently zoned R-1 and R-2 to be rezoned to R-3. As currently zoned, the property could be developed with 98 single-family in the R-1 area and 39 single-family, 88 duplexes and 99 townhouses in the R-2 area as shown on the Sheffler & Company plan. If rezoned to R-3, we would develop the property with 352 single-family lots plus a large clubhouse and pool community center. Approximately 2/3 of the lots would be for active adult, maintenance free homes. The other 1/3 would be for traditional single-family homes as shown on the R-3 Rezoning Concepts. The 16th, 17th and 18th holes of the golf course that surround three sides of the Links will be undeveloped Open Space, which will preserve the cart paths as walking trails. Those trails and the Open Space will continue along the full frontage of Monier Road.

We are enclosing 7 copies of this letter, the legal description, the rezoning plans set of the drawings, the checks for the \$300.00 application fee and a \$700.00 escrow.

We look forward to presenting our rezoning request to the Planning Commission agenda meeting on July 9, 2020, and their regular meeting on July 23, 2020.

Sincerely,

Steven Victor

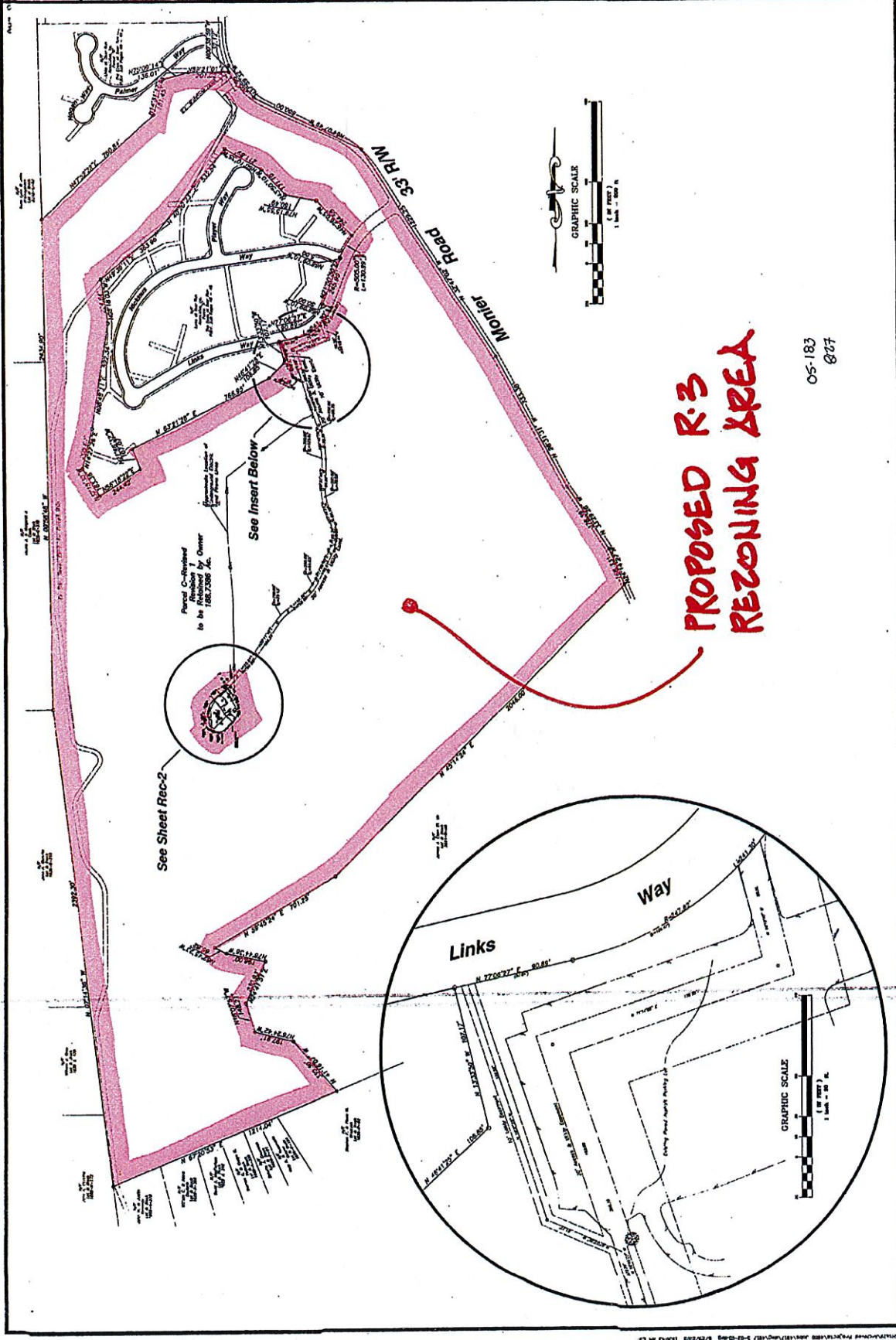
Steven Victor, RLA

Enclosures

cc: Leslie Road Associates, LLC

LANDSCAPE ARCHITECTS
& LAND PLANNERS
PHONE: (412) 741-2290

409 BROAD STREET
SUITE 270
SEWICKLEY, PA 15143-1554



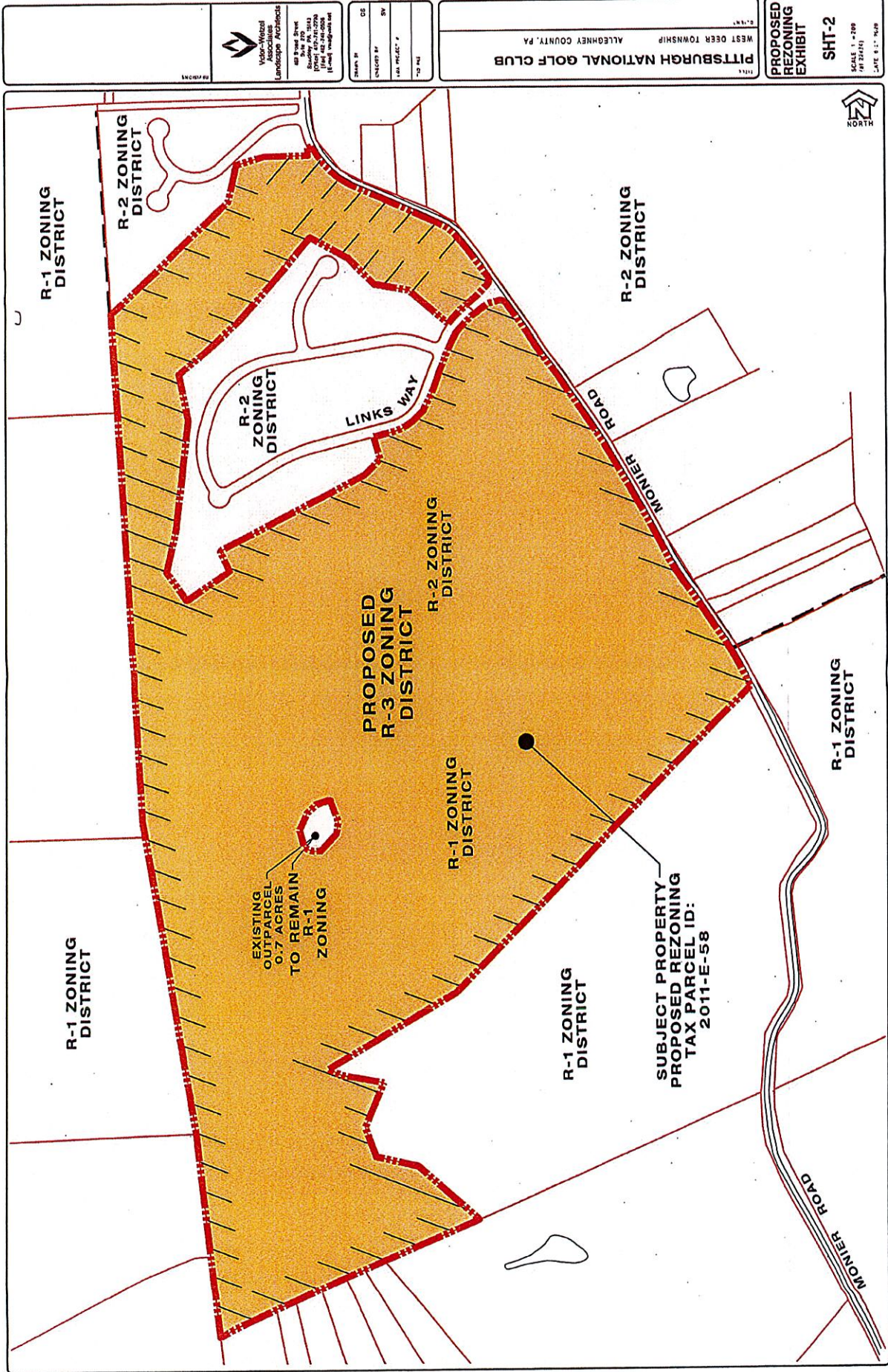


Allegheny County
Planning Department
200 10th Street
Pittsburgh, PA 15222
Phone: 412-350-2200
Fax: 412-350-2201
www.co.allegheny.pa.us

DATE	7/10
BY	SK
APP. BY	SK
APPROVED	SK

PITTSBURGH NATIONAL GOLF CLUB
WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PA

EXISTING
ZONING
EXHIBIT
SHT-1
SCALE: 1" = 100'
DATE: 7/10/10



VISION-WEISZEL
ARCHITECTS & PLANNERS
Landscape Architects
400 3rd Street
Pittsburgh, PA 15222
Phone: 412-261-0000
Fax: 412-261-0001
E-mail: info@vision-weiszel.com

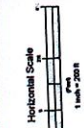
DATE	10/10/11
BY	J. WEISZEL
CHECKED BY	
DATE	

PITTSBURGH NATIONAL GOLF CLUB
WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PA

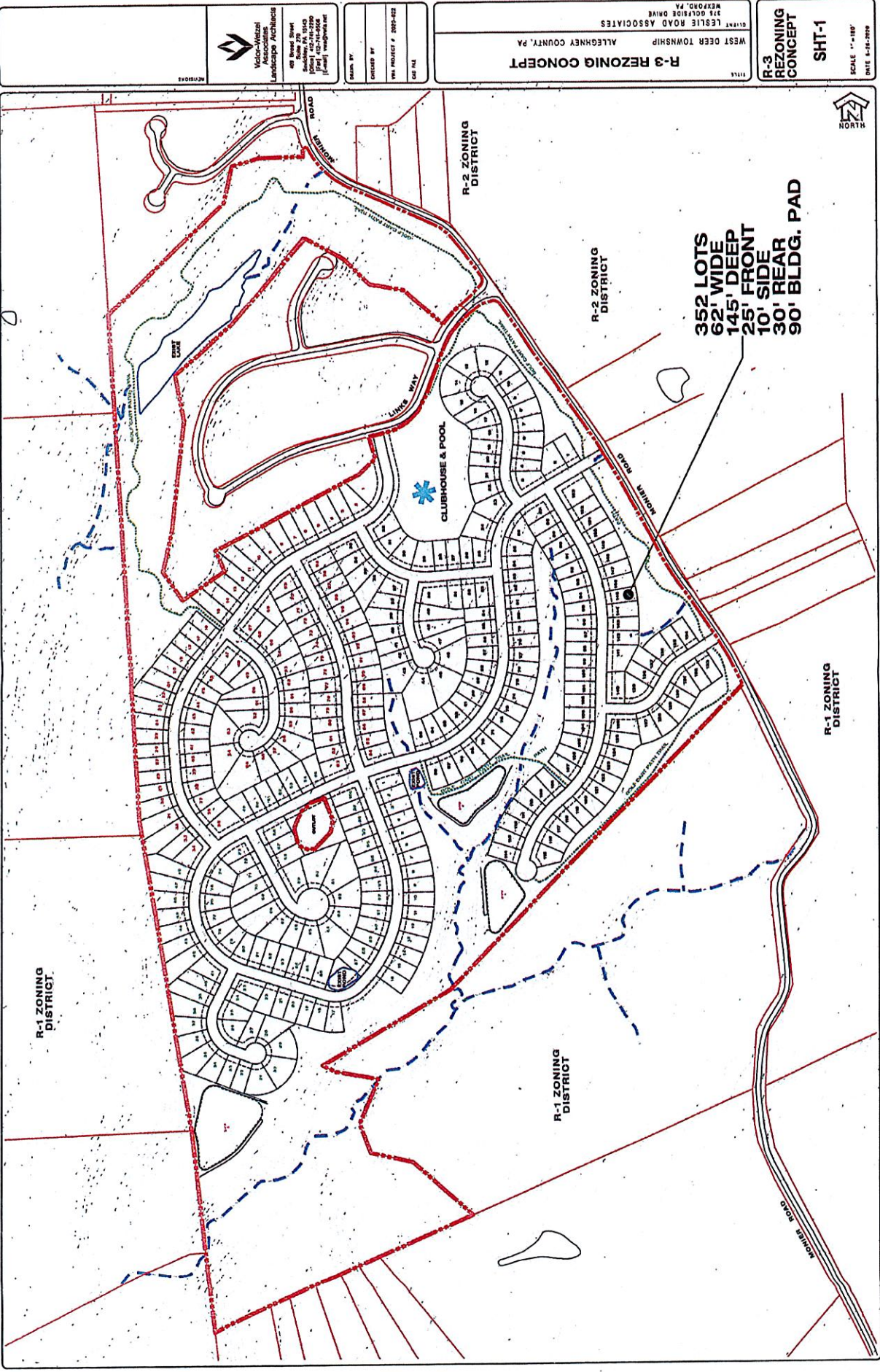
**PROPOSED
REZONING
EXHIBIT**
SHT-2
SCALE: 1" = 200'
DATE: 10/10/11



 Shedler & Company, Inc. ENGINEERING • SURVEYING 3712 Valley Forge Road West Chester, OH 41033 Tel: 419-433-4400 Fax: 419-433-4401 Email: info@shedco.com		PITTSBURGH NATIONAL GOLF COURSE PROJECT Prepared for: NVR, INC. 1000 N. 10th Street West Chester, OH 41033		CONCEPT PLAN DRAWING SCALE: 1" = 200' DATE ISSUED: 8/20/18 DESIGNED BY: RLS REVIEWED BY: GMS PROJECT NO: 2018-001 FIELD BOOK #: COLOR: 3712-Valley Forge Road - West Chester, OH		SHEET NO. 1
Date: _____ Revision: _____ Description: _____ By: _____ For: _____		Projected Date: _____ Projected By: _____ Projected For: _____		Scale: _____ Location: _____ County: _____ State: _____		SHEET NO. 1




811
 Call before you dig.
 1-800-4-A-DIG
 For more information, visit 811.org



352 LOTS
62' WIDE
145' DEEP
25' FRONT
10' SIDE
30' REAR
90' BLDG. PAD

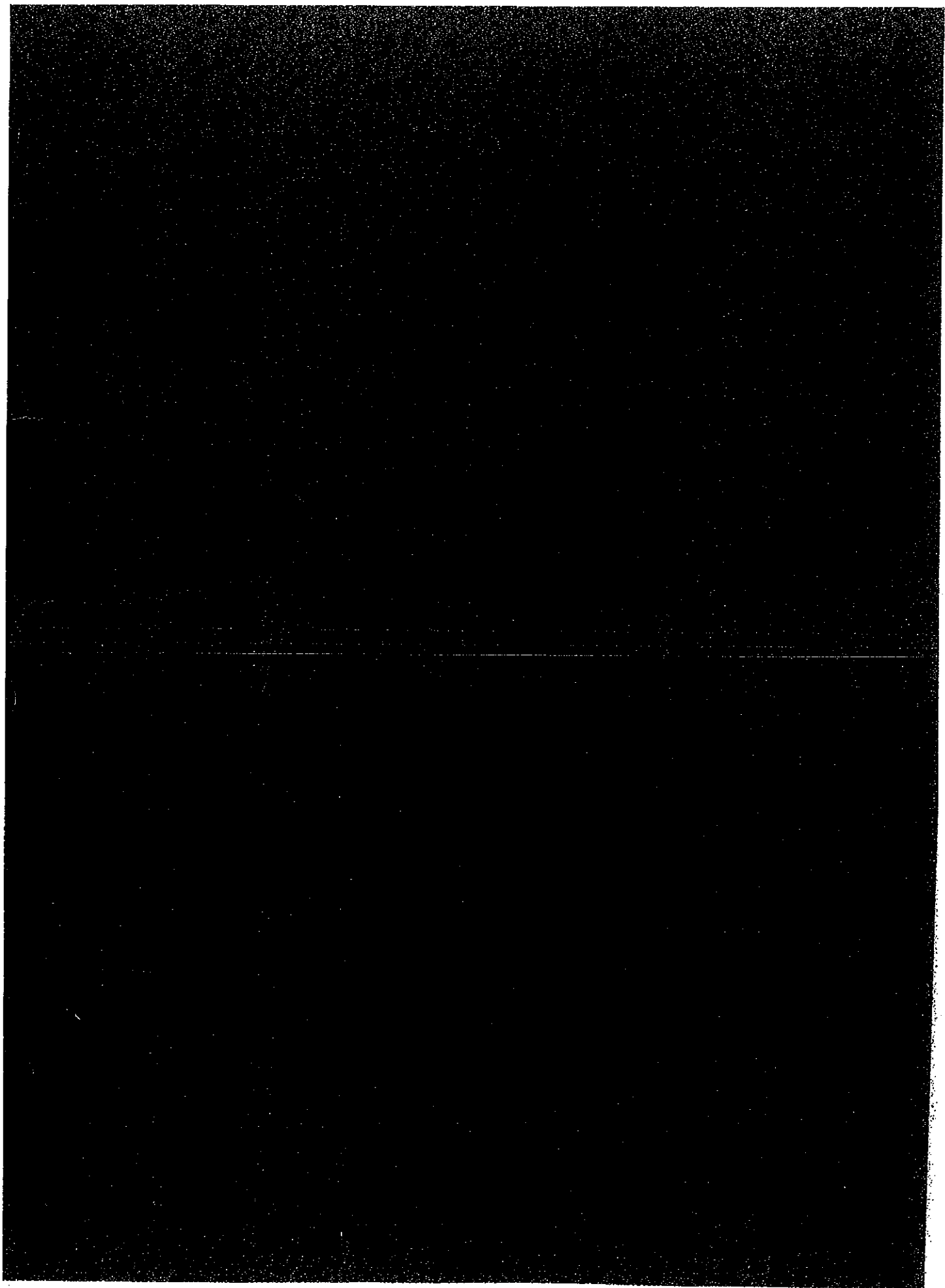
R-3 REZONING CONCEPT

WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PA
CLIENT: LESLIE ROAD ASSOCIATES
375 GOLDSIDE DRIVE
WESTFORD, PA 15387

Victor Weiss Associates
Landscape Architects
400 Broad Street
Suite 200
Pittsburgh, PA 15222
(412) 462-7000
www.victorweiss.com

DRAWN BY: [blank]
CHECKED BY: [blank]
VIA PROJECT # 2009-002
DATE: [blank]

R-3 REZONING CONCEPT
SHT-1
SCALE: 1" = 100'
DATE: 8-10-2009



AUTHORIZATION: OAKWOOD HEIGHTS PLAN (PHASES II AND III)

THE DEVELOPER OF THE OAKWOOD HEIGHTS PLANNED DEVELOPMENT IS SEEKING PRE-APPROVAL OF THE PRELIMINARY PLAN FOR PHASES II AND III, AND FINAL PLAN APPROVAL FOR BOTH PHASES. THE TOWNSHIP ORIGINALLY GRANTED PRELIMINARY APPROVAL OF THE PLAN IN 2004, AND PHASE ONE WAS COMPLETED.

THE DESIGN FOR PHASE II IS NEARLY IDENTICAL TO THE 2004 DESIGN AND CONTINUES ASHLEY ROAD AS AN INTERCONNECTING ROAD. THE TWO CUL-DE-SACS IN PHASE III HAVE BEEN SLIGHTLY ADJUSTED FROM THEIR 2004 DESIGN. THE PLAN BEFORE THE BOARD WILL HAVE 33 LOTS IN PHASE II AND 44 LOTS IN PHASE III.

PROPERTY LOCATION: PARCEL # 1510-F-175 (46 ACRES)
ZONED: R-3 SUBURBAN RESIDENTIAL

THE PLANNING COMMISSION REVIEWED THE PRELIMINARY PLAN FOR PHASE II AND III AND FINAL PLAN FOR BOTH PHASES AT THEIR AUGUST 27, 2020 MEETING. THE PLANNING COMMISSION IS RECOMMENDING APPROVAL.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE APPROVAL OF OAKWOOD HEIGHTS PRE-APPROVAL OF THE PRELIMINARY PLAN FOR PHASES II AND III AND FINAL PLAN APPROVAL FOR BOTH PHASES.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUI	___	___	___	___

OAKWOOD HEIGHTS

West Deer Township

PRELIMINARY & FINAL SUBDIVISION PLAN PHASES 2 & 3

PLAN NARRATIVE

owner/developer:

Leslie Road Associates, LLC
375 Golfside Drive
Wexford, PA 15090

engineer:

Gateway Engineers
100 McMorris Road
Pittsburgh, PA 15205

geotechnical engineer:

ACA Engineering
410 Balph Avenue
Pittsburgh, PA 15202

environmental:

Palustrus Environmental
140 Lamplighter Drive
Morgantown, WV 26508

landscape architect:

Victor-Wetzel Associates
409 Broad Street, Suite 270
Sewickley, PA 15143

June 30, 2020

OAKWOOD HEIGHTS PROJECT NARRATIVE

Oakwood Heights was originally granted preliminary approval in 2004 and Phase 1 of the three phases was constructed. This application proposes to seek re-approval of the Preliminary Plan for Phases 2 and 3 and Final Plan approval for both phases. The design for Phase 2 is nearly identical to the 2004 design and continues Ashley Road as an interconnecting road. The two cul-de-sacs in Phase 3 have been slightly adjusted from their 2004 design. This new plan now will have 33 lots in Phase 2 and 44 lots in Phase 3.

The stormwater facilities have been updated to reflect the current Township and PaDEP standards for E & S and stormwater. Likewise, the wetlands and streams have been re-delineated to today's requirements.

The streets, storm sewers and sanitary sewers will be dedicated for the Township and sewer authority for ownership.

No waivers or variances will be required to meet the site's R-3 Suburban Residential Zoning and West Deer's SALDO requirements as shown here:

R-3 ZONING CHART

	R-3 ZONING	OAKWOOD HEIGHTS
LAND USE	Single Family	Single Family
MIN GROSS LOT AREA	15,000 sq ft	15,000 sq ft
MAX GROSS DU/AC	2.9 du/ac	1.7 du/ac
MIN LOT WIDTH at BLDG LINE	75 ft	75 ft
MAX BLDG HEIGHT	35 ft	35 ft
PRINCIPAL BUILDING SETBACK		
MIN FRONT YARD	35 ft	35 ft
MIN SIDE YARD	15 ft	15 ft
MIN REAR YARD	40 ft	40 ft
ACCESSORY BUILDING SETBACK		
MIN FRONT YARD	35 ft	35 ft
MIN SIDE YARD	15 10 ft	15 10 ft
MIN REAR YARD	10 ft	10 ft



West Deer Township Planning Commission
Meeting Report for August 27, 2020

Project Name: **OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT**

Property Location: Parcel #: 1510-F-175; ~46 Acres
Zoned: Zoned R-3 (Suburban Residential)

Seeking approval for the Oakwood Heights Subdivision Plan – Land Development.

First motion by Mr. Butala and second motion by Mr. Stark to **RECOMMEND APPROVAL**, voting was unanimous, of the Oakwood Heights Subdivision Plan – Land Development with the following conditions:

1. Contribute \$600.00 for each lot built to go toward the road improvement to connect the 2 sections of Ashley Road to be paid at the time of the building permit application in addition to the Impact and Recreation fees.
2. Meet with the Kallen's and revise the parcel with Lot 201 to eliminate encroachment.
3. Add pedestrian connection to Bairdford Park near Lot 316.
4. Resolve fire hydrant's location prior to board of Supervisor's meeting to the satisfaction of zoning office and the local fire departments.
5. Limit disturbances along rear line lots 311-316 between cut slope and swale and install tree protection fence prior to clearing and grading.
6. Address comments in the Shoup Engineering letter dated 8.26.2020.
7. Add tree trimming maintenance to the HOA to ensure sidewalk and road remain clear of overhanging limbs.
8. The HOA document is to be reviewed and approved by the Township engineer. The items to be reviewed include street light, electrical maintenance, landscape requirements, and roof conductors.

WEST DEER TOWNSHIP PLANNING COMMISSION
AUGUST 27, 2020

Mark Schmidt called the Meeting to order with the following members in attendance:
John Butala, Kathy Rojik, Alan Banks, and Patrick Stark

Absent Members: Suzanne Garlena, Robert Bechtold.

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)
Dorothy Moyta (Zoning & Planning Administrator)

July 23, 2020 minutes were submitted and stand approved.

Outline and Order of Meeting:

1. Approval of July meeting Minutes
2. Oakwood Heights Final Subdivision Plan: Land Development
3. Workshop Meeting: Public Comments (Gas Wells)
4. Municipal Ordinance Updates/ Code Revisions/ Zoning Review

OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT

36 Page Set to include Environmental, Landscape and Civil Drawings. (See attachments.)
Represented by Steven Victor, Registered Landscape Architect, Victor Wetzel Associates

Comment Sheet, August 26, 2020 (2 pages) from Scott Shoup of Shoup Engineering was distributed at the meeting and is attached to these notes. (See attachments.)

Comments generated from the comments on the attached sheet and others follow:

1. RE: Comment #1: Victor-Wetzel needs to address stormwater, roof drains, and sewers as part of the development's Homeowner's Association documents. (HOA).
2. RE: Comment #3; Earthwork done in Phase 2 is to cover Phase 3 -all are agreeable.
3. RE: Comment #4: Show easement for stormwater.
4. RE: Comment #6: The existing NPDES permit has expired; A new permit needs to be obtained.
5. RE: Comment #8: Steven requests a meeting with fire chief, Josh Wiggins, to discuss the locations of the fire hydrants.
6. RE: Comment #9: Steve Victor will confirm whether there needs to be a covenant requirement.
7. RE: Comment #10: The detail needs to be revised to address Township requirements.

8. RE: Comment #11: Ashley Road needs to be shown to be widened to 21'. The developer will agree to contribute to the upkeep of the road.

Steven Victor presented the Revised Oakwood Heights Final Subdivision Plan per comments/exchanges below. (See 36 page set of Drawings attached)

1. Steven Victor showed revised Subdivision Plans.
2. Since the Plan is next to the Park, could there be a walking path designed from the Plan to the Park ? Yes, that could be looked at.
3. Mark Schmidt asked why there is a separate Homeowner's association. Steve Victor answered that is because there is no common facility.
4. Mark Schmidt asked whether there is a standard lighting fixture for the Plan. Steve Victor said that Duquesne Light has a standard Colonial lighting fixture that is 15-18' high.
5. Bill Payne asked how the new Plan will pay for power. The existing parts of the plan are covered in the homeowner's. Steve Victor said that he will need to look into that.
6. Mark Schmidt noticed that Property 201 encroaches onto its neighbor creating an oddball property shape. Could you straighten that line out ? Bill Payne asked whether the encroachment was because of a shed. Steve said that they will meet with the owner.
7. Alan Banks asked about the non-uniform spacing of trees. Are you going by shade vs. ornamental at 50' OC ? Steve Victor said that the homeowner could participate in the placement of trees. Steve said that the planting of trees is typically done before the final occupancy unless the weather is bad.
8. Alan banks stated that along the northern edge of the plan at the drainage swale, there needs to be a correction on plan to reseed and "show limits of disturbance."
9. Mark Schmidt said that Lots 311 to 315 need to show a tree protection fence and indicate to limit disturbance between slope and swale.
10. Bill Payne inquired as to the height and spread of mature trees as large trees can fall over onto houses and cause damage. Steve Victor said "so be it." Alan Banks said that trees falling onto houses is rare in our area and is not an issue.
11. Alan banks said that landscaping should take in a variety of tree but stay largely indigenous. He asked what is required by the HOA and homeowner.
12. Mark Schmidt feels that they should give people a swath for planting, and consider the spread of trees so that they don't interfere with passing trucks, particularly fire trucks. In the past, fire trucks have been damaged by tree branches.
13. Mark Schmidt asked if they could put something in the Homeowner's agreement that would have people keep trees appropriately trimmed.

14. Alan Banks asked if the developer could do a cross section of the sidewalk showing the tree plantings.
15. Steve Victor said that according to the Township web site, there needs to be 10' from the right of way that is free of trees.
16. Jo Resciniti of 1006 York Way asked whether after the plan is completed if one could drive from West Starz Road to Bairdford Road. Mark Schmidt answered yes.
17. Tim Resciniti of 1006 York Way was concerned as to whether the tractor path used for tractor rides on Community Days will still be useable. The tractor hayride at Community days is his favorite part of the Township. Bill Payne stated that the Township will figure out an alternate path to be used.

CONDITIONS AGREED UPON FOR DEVELOPMENT:

1. Contribute \$600.00 for each lot built to go toward the road improvement of Ashley Road to West Starz Road to be paid at time of building permit application in addition to the Impact and Recreation fees.
2. Meet with the Kallen's and revise the parcel with Lot 201 to eliminate encroachment.
3. Add pedestrian connection to Bairdford Park near Lot 316.
4. Resolve fire hydrant's location prior to board of Supervisor's meeting to the satisfaction of zoning office and the local fire departments.
5. Limit disturbances along rear line lots 311-316 between cut slope and swale and install tree protection fence prior to clearing and grading.
6. Address comments in the Shoup Engineering letter dated 8.26.2020.
7. Add tree trimming maintenance to the HOA to ensure sidewalk and road remain clear of overhanging limbs.
8. The HOA document is to be reviewed and approved by the Township engineer. The items to be reviewed include street light, electrical maintenance, landscape requirements, and roof conductors.

First motion by Mr. Butala and second motion by Mr. Stark to **ACCEPT THE DEVELOPMENT WITH THE AFORE MENTIONED CONDITIONS.** Voting was unanimous to approve.

WORKSHOP/ PUBLIC COMMENTS:

- a. Tim Resciniti of 1006 York Way asked the following questions: Tim asked Mark Schmidt if he was able to make any headway in asking Olympus to withdraw their gas well applications. (Mark had stated at the July Planning meeting that he was going to look into that.) Mark stated that the Attorney, Gavin Robb, didn't recommend that action.
- b. Jo Resciniti of 1006 York Way asked the following questions: When will the Ordinance Revisions spoken about be approved by the Supervisors. Bill Payne said that that could take up to 6 months.

MUNICIPAL ORDINANCE UPDATES/ CODE REVISIONS/ ZONING REVIEW

Bill Payne presented updates suggested for the West Deer Ordinance for food trucks. (See attachment - 2 Pages.) Updates were made, but this will also be continued to the September Planning Meeting.

Also see attachments "Mobile Food Facility Operations Guide: Guidelines for MFF Licensing/ Permanent licenses and Temporary Licenses" – 26 pages, and "PA Mobile Food truck – Food Handler Training" – 2 pages.



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

August 26, 2020

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: Oakwood Heights Phases 2 and 3
Preliminary and Final Subdivision (Plan Cover Sheet Revised - August 13, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Preliminary and Final Subdivision Plan located in the R-3 Zoning District and the following comments should be considered.

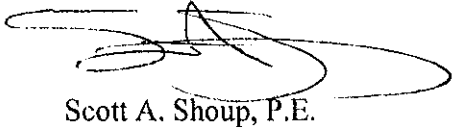
1. A copy of the Development's Homeowner's Association (HOA) documents should be submitted to the Township. The applicant has advised that the HOA for Phases 2 and 3 will be separate and independent of the HOA for Phase 1.
2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.
3. I am still unclear as to the following. Is the intent to develop Phases 2 and 3 concurrently? If so, a performance security will need to be provided for both phases. If not, the limit of work for each phase needs to be better delineated and a temporary cul-de-sac will need to be installed on Dana Drive at the end of Phase 2.
4. The access easement to Stormwater Pond No. 1 needs to be identified as being such on the Recording Plan.
5. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).
6. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.
7. The Recording Plans should note that the sanitary sewer easements are to the benefit of the Deer Creek Drainage Basin Authority.
8. The locations of proposed fire hydrants needs to be identified on the Utility Plans.

Mr. Bill Payne
Page 2
August 26, 2020

9. Street light locations are shown on the Landscaping Plans. Are individual lot driveway lamps proposed in addition to the street lights?
10. The typical road cross section detail should be revised to include 11.5 feet wide lanes and 1 foot wide wedge curb faces.
11. I have estimated that the cost to perform upgrades to existing Ashley Road will be approximately \$62,000. Therefore, I am recommending that the Township request to contribute \$600 per lot to be placed in an Ashley Road improvement fund. The existing fund has approximately \$15,300 in place from contributions generated in Phase 1. In addition to the \$600 per lot contribution suggested above, each lot will be subject to the Township's standard \$336 transportation impact fee.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Steven Victor, Victor Wetzel Associates, via email
Mark Reidenbach, Gateway Engineers, via email



September 8, 2020

Mr. William Payne, Zoning & Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15076

**Re: Oakwood Heights 2
Preliminary and Final Subdivision**

Dear Mr. Payne:

Please find attached our response letter to Shoup Engineering's review letter dated August 26, 2020, for the Preliminary and Final Subdivision Plan for Oakwood Heights 2:

1. A copy of the development's Homeowners' Association (HOA) documents should be submitted to the Township. The applicant has advised that the HOA for Phases 2 and 3 be separate and independent of the HOA for Phase 1.

Response: There is no longer a Phase 3. Phase 2 will have its own HOA.

2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.

Response: Noted. Co-ordination is underway for a Sewage Facilities Planning Module for Phase 2 the project.

3. I am unclear as to the following. Is the intent to develop Phases 2 and 3 concurrently? If so, a performance security will need to be provided for both phases? If not, the limit of work for each phase needs to be better delineated and temporary cul-de-sac will need to be installed on Dana Drive at the end of Phase 2.

Response: There is no Phase 3. Phase 2 will have 2 phases and will each have their own bonding.

4. The access easement to Stormwater Pond No. 1 needs to be identified as being such on the Recording Plan.

Response: Noted. The Subdivision Plan has been updated to reflect this change.

5. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).

Response: Noted. A copy of the general permit submission package will be provided at the time of submission.

6. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.

Response: Noted. A copy of the NPDES permit submission package will be provided at the time of submission.

7. The Recording Plans should note that the sanitary sewer easements are to the benefit of the Deer Creek Drainage Basin Authority.

Response: Noted. Note number 7 has been added to sheet number 1 of Subdivision Plan to reflect this change.

8. The locations of the proposed fire hydrants need to be identified on the Utility Plans.

Response: Item addressed; see Sheets C301 and C302.

9. Street light locations are shown on the Landscaping Plans. Are individual lot driveway lamps proposed in addition to the streetlights?

Response: Item addressed; there will be individual driveway lamps at each lot being proposed.

10. The typical cross-section detail should be revised to include 11.5 feet wide lanes and 1 foot wide wedge curb faces.

Response: The typical road cross-section detail on sheet C404 has been revised to reflect these changes.

11. I have estimated that the cost to perform upgrades to existing Ashley Road will be approximately \$62,000. Therefore, I am recommending that the Township request to contribute \$600 per lot to be placed in an Ashley Road improvement fund. The existing fund has approximately \$15,300 in place from contributions generated in Phase 1. In addition to the \$600 per lot contribution suggested above, each lot will be subject to the Township's standard \$336 transportation impact fee.

Response: Item acknowledged.

We look forward to presenting these plan to the Board of Supervisors at their September 16, 2020, meeting.

If you need any additional information, please contact me.

Sincerely,

David A. Lucci

David A. Lucci, RLA

Enclosures

cc: Oakwood Heights 2, LLC
Alberto Jarquin, Gateway Engineers

FINAL SUBDIVISION PLAN FOR OAKWOOD HEIGHTS 2

DATE: JUNE 30, 2020
REVISED DATE: AUGUST 13, 2020
REVISED DATE: SEPTEMBER 8, 2020

WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

OWNER
OAKWOOD HEIGHTS 2 LLC
409 BROAD STREET SUITE 270
ST. WICKERY, PA 15141
PHONE # (412) 741-2590

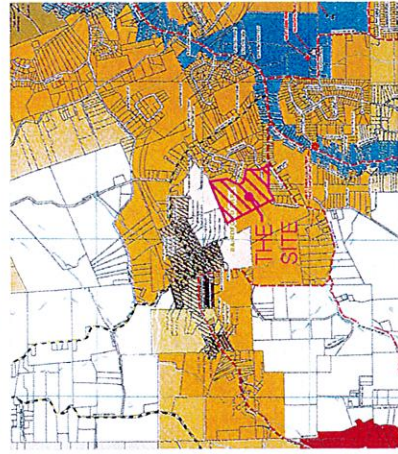
LANDSCAPE ARCHITECT
VICTOR WETZEL ASSOCIATES
409 BROAD STREET SUITE 270
ST. WICKERY, PA 15141
PHONE # (412) 741-2590

ENGINEERS, CIVIL
THE GATEWAY ENGINEERS
140 LAMPLIGHTER ROAD
MORGANTOWN, WV 26505
PHONE # (304) 326-3595

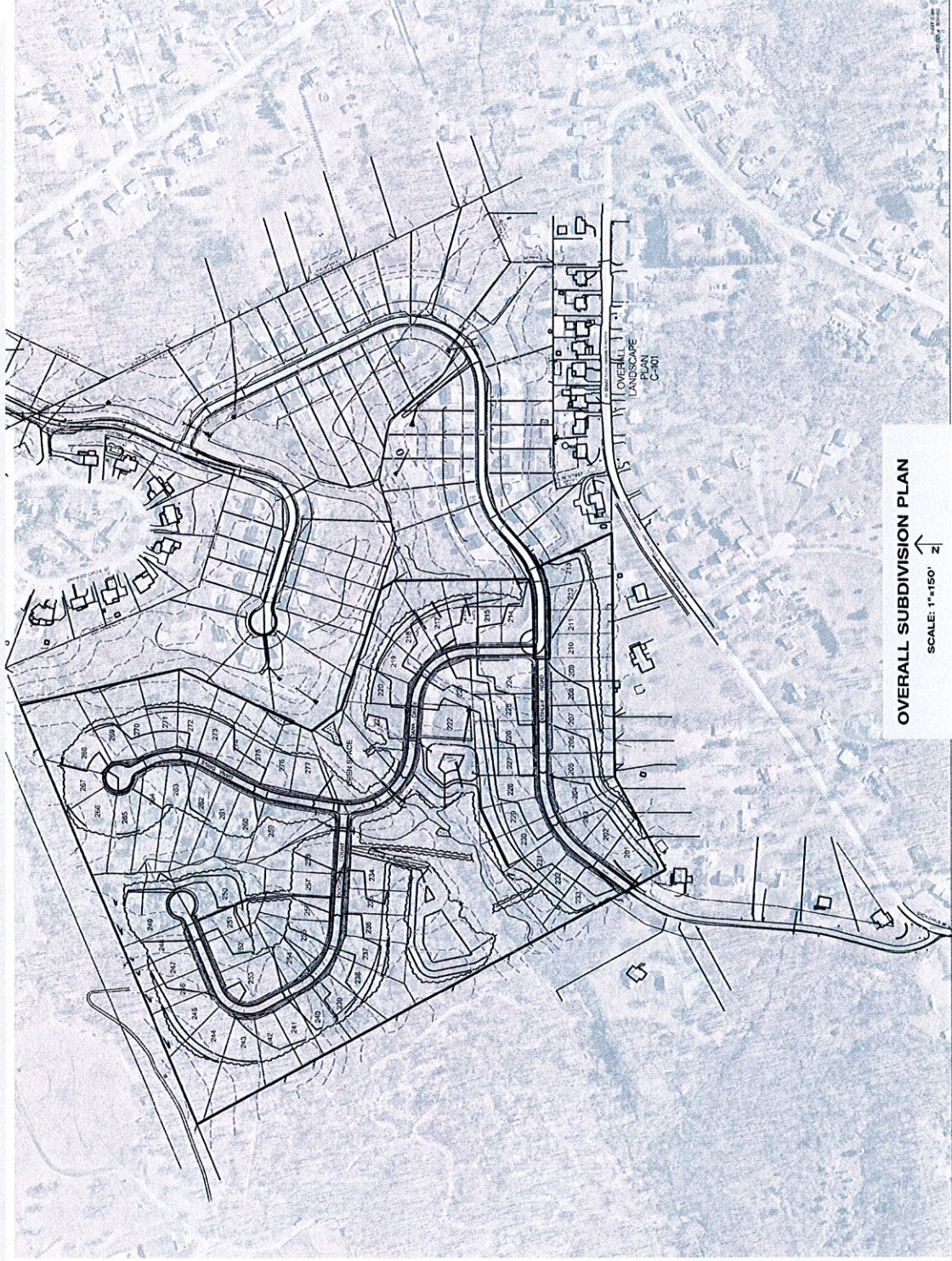
ENVIRONMENTAL
PALUSTRIUS ENVIRONMENTAL LLC
140 LAMPLIGHTER ROAD
MORGANTOWN, WV 26505
PHONE # (304) 326-3595

DRAWING SCHEDULE

SHEET	PAGE	DESCRIPTION
C-001	1	OVERALL PRELIMINARY PLAN, COVER & LOCATION SHEET
C-002	2	BASE THIS CONSTRUCTION & CONSTRUCTION PLAN
C-003	3	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-004	4	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-005	5	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-006	6	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-007	7	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-008	8	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-009	9	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-010	10	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-011	11	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-012	12	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-013	13	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-014	14	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-015	15	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-016	16	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-017	17	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-018	18	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-019	19	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-020	20	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-021	21	OVERALL SITE PLAN & CONSTRUCTION PLAN
C-022	22	OVERALL SITE PLAN & CONSTRUCTION PLAN
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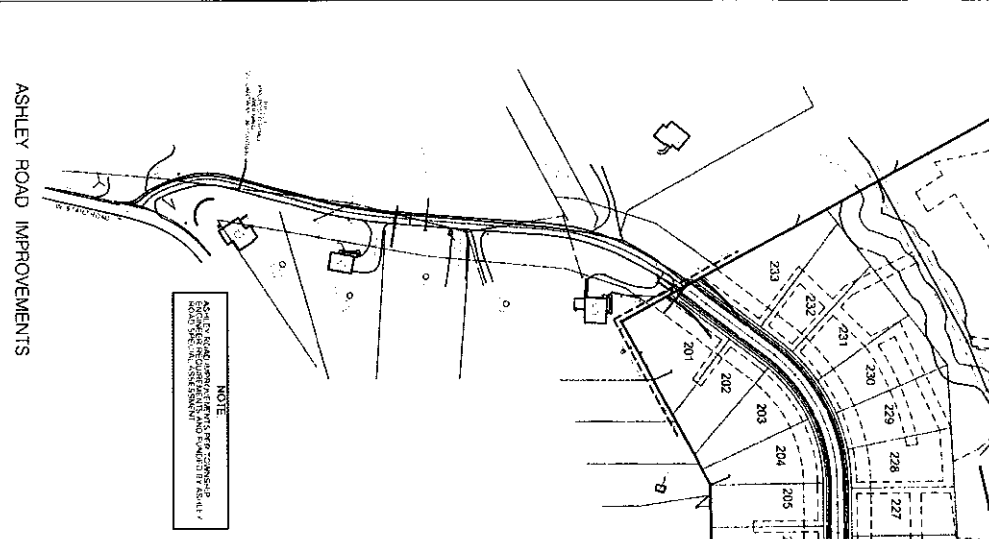
LOCATION MAP
SCALE: 1" = 1200'



OVERALL SUBDIVISION PLAN
SCALE: 1" = 150'

R-3 ZONING CHART

LAND USE	MINIMUM LOT SIZE	MINIMUM LOT AREA	MINIMUM LOT FRONT YIELD
1. SINGLE-FAMILY RESIDENTIAL	1/4 ACRE	10,890 SQ. FT.	1.00
2. TWO-FAMILY RESIDENTIAL	1/2 ACRE	21,780 SQ. FT.	2.00
3. THREE-FAMILY RESIDENTIAL	3/4 ACRE	32,670 SQ. FT.	3.00
4. FOUR-FAMILY RESIDENTIAL	1 ACRE	43,560 SQ. FT.	4.00
5. FIVE-FAMILY RESIDENTIAL	1 1/4 ACRE	54,450 SQ. FT.	5.00
6. SIX-FAMILY RESIDENTIAL	1 1/2 ACRE	65,340 SQ. FT.	6.00
7. SEVEN-FAMILY RESIDENTIAL	1 3/4 ACRE	76,230 SQ. FT.	7.00
8. EIGHT-FAMILY RESIDENTIAL	2 ACRE	87,120 SQ. FT.	8.00
9. NINE-FAMILY RESIDENTIAL	2 1/4 ACRE	98,010 SQ. FT.	9.00
10. TEN-FAMILY RESIDENTIAL	2 1/2 ACRE	108,900 SQ. FT.	10.00
11. ELEVEN-FAMILY RESIDENTIAL	2 3/4 ACRE	119,790 SQ. FT.	11.00
12. TWELVE-FAMILY RESIDENTIAL	3 ACRE	130,680 SQ. FT.	12.00
13. THIRTEEN-FAMILY RESIDENTIAL	3 1/4 ACRE	141,570 SQ. FT.	13.00
14. FOURTEEN-FAMILY RESIDENTIAL	3 1/2 ACRE	152,460 SQ. FT.	14.00
15. FIFTEEN-FAMILY RESIDENTIAL	3 3/4 ACRE	163,350 SQ. FT.	15.00
16. SIXTEEN-FAMILY RESIDENTIAL	4 ACRE	174,240 SQ. FT.	16.00
17. SEVENTEEN-FAMILY RESIDENTIAL	4 1/4 ACRE	185,130 SQ. FT.	17.00
18. EIGHTEEN-FAMILY RESIDENTIAL	4 1/2 ACRE	196,020 SQ. FT.	18.00
19. NINETEEN-FAMILY RESIDENTIAL	4 3/4 ACRE	206,910 SQ. FT.	19.00
20. TWENTY-FAMILY RESIDENTIAL	5 ACRE	217,800 SQ. FT.	20.00



OVERALL SITE PLAN
C-100

OAKWOOD HEIGHTS 2

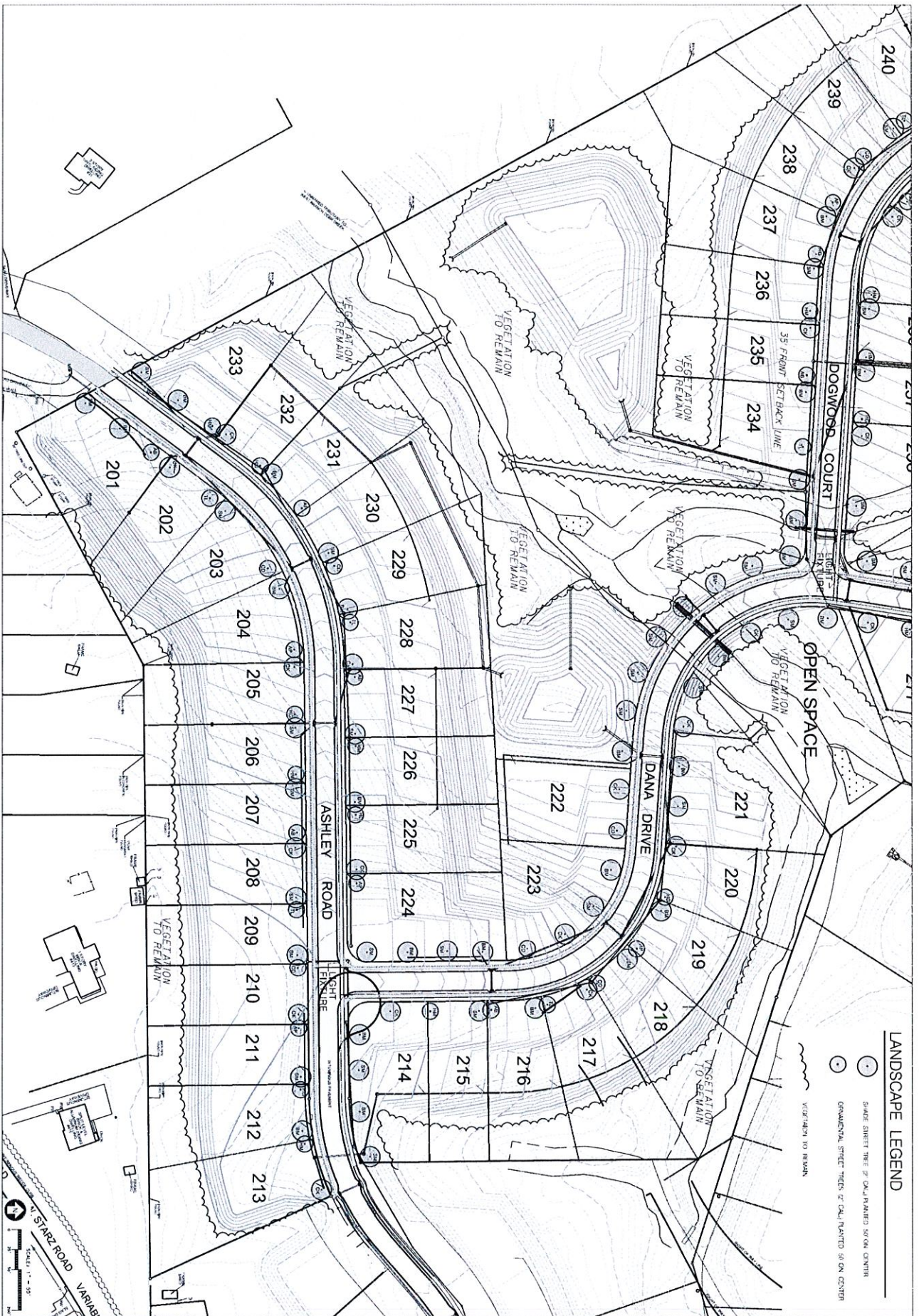
WEST DEER TOWNSHIP, ALLEGANY COUNTY, PA

PREPARED BY: [Firm Name]

DATE: [Date]

REVISIONS:

- 1. 8-15-20 - AS PER TWP. COMMENTS
- 2. 8-17-20 - AS PER TWP. COMMENTS
- 3. 8-20-20 - AS PER TWP. COMMENTS



OAKWOOD HEIGHTS
 WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
 LESLIE ROAD ASSOCIATES
 375 GOLDSIDE DRIVE
 WESTFORD, PA 15380

LANDSCAPE PLAN
 WEST
 C-250

LANDSCAPE LEGEND

- SOLID SHEET TREE TO BE PLANTED IN LOT CENTER
- ORNAMENTAL STREET TREES TO BE PLANTED IN LOT CENTER
- VEGETATION TO REMAIN

REVISIONS:

- 1. 8-18-00 - AS PER TYP. COMMENTS
- 2. 5-8-00 - AS PER TYP. COMMENTS

SCALE: 1" = 30'

1" = 30'

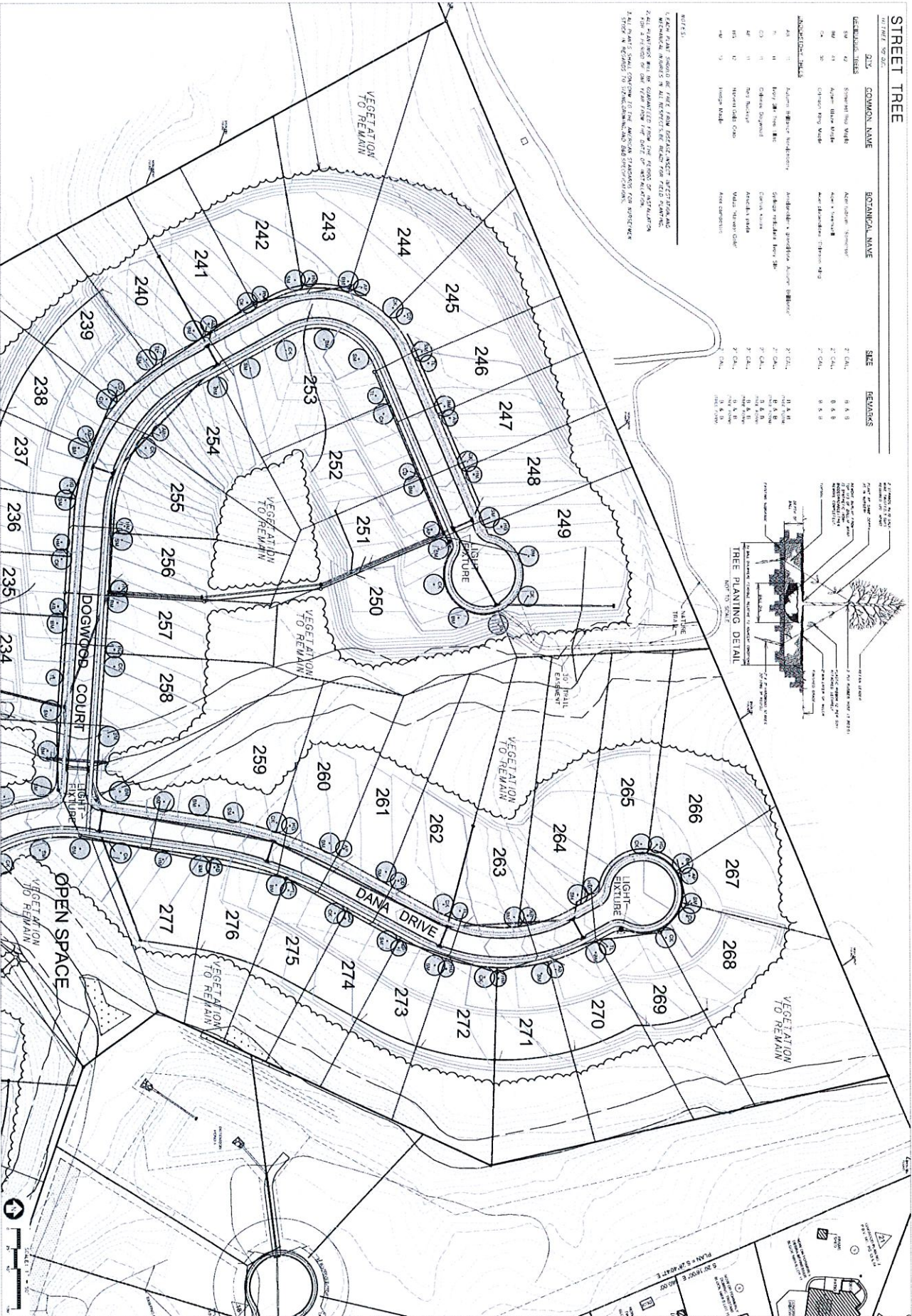
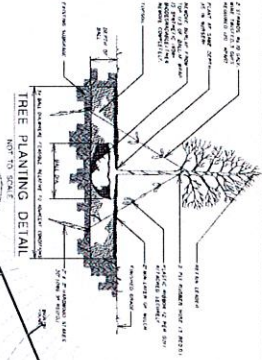
0 10 20 30

LESLIE ROAD ASSOCIATES
 375 GOLDSIDE DRIVE
 WESTFORD, PA 15380

(0) TUEL 50 05.

[illegible]

2. ALL PLANTS SHALL COMPLY WITH THE AMERICAN STANDARDS FOR NUTRIENT DEFICIENCY TO INTERPRETATION AND REPORTING.



LANDSCAPE PLAN EAST C-251

OAKWOOD HEIGHTS

WEST DEER TOWNSHIP, ALLEGHENY COUNTY PA

LESLIE ROAD ASSOCIATES
376 GOLFBRIDGE DRIVE
WEXFORD, PA 15090

1. 8-15-20 - AS PER TWP. COMMENTS
2. 8-20-20 - AS PER TWP. COMMENTS



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

August 26, 2020

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: Oakwood Heights Phases 2 and 3
Preliminary and Final Subdivision (Plan Cover Sheet Revised - August 13, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Preliminary and Final Subdivision Plan located in the R-3 Zoning District and the following comments should be considered.


1. A copy of the Development's Homeowner's Association (HOA) documents should be submitted to the Township. The applicant has advised that the HOA for Phases 2 and 3 will be separate and independent of the HOA for Phase 1.
2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.
3. I am still unclear as to the following. Is the intent to develop Phases 2 and 3 concurrently? If so, a performance security will need to be provided for both phases. If not, the limit of work for each phase needs to be better delineated and a temporary cul-de-sac will need to be installed on Dana Drive at the end of Phase 2.
4. The access easement to Stormwater Pond No. 1 needs to be identified as being such on the Recording Plan.
5. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).
6. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.
7. The Recording Plans should note that the sanitary sewer easements are to the benefit of the Deer Creek Drainage Basin Authority.
8. The locations of proposed fire hydrants needs to be identified on the Utility Plans.

Mr. Bill Payne
Page 2
August 26, 2020

9. Street light locations are shown on the Landscaping Plans. Are individual lot driveway lamps proposed in addition to the street lights?
10. The typical road cross section detail should be revised to include 11.5 feet wide lanes and 1 foot wide wedge curb faces.
11. I have estimated that the cost to perform upgrades to existing Ashley Road will be approximately \$62,000. Therefore, I am recommending that the Township request to contribute \$600 per lot to be placed in an Ashley Road improvement fund. The existing fund has approximately \$15,300 in place from contributions generated in Phase 1. In addition to the \$600 per lot contribution suggested above, each lot will be subject to the Township's standard \$336 transportation impact fee.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Steven Victor, Victor Wetzel Associates, via email
Mark Reidenbach, Gateway Engineers, via email



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

July 23, 2020

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email Only

Re: Oakwood Heights Phases 2 and 3
Preliminary and Final Subdivision (Plan Cover Sheet Dated June 30, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Preliminary and Final Subdivision Plan located in the R-3 Zoning District and the following comments should be considered.

1. A copy of the development's Homeowner's Association (HOA) documents should be submitted to the Township. Will the HOA for Phases 2 and 3 be the same as exists for Phase 1?
2. Sewage Facilities Planning Module documents (Components 3 and 4) will need to be submitted to the Township, unless prior sewage facilities planning approval has been obtained from the Pennsylvania Department of Environmental Protection.
3. It appears that Natural Resource Inventory mapping and calculations should be prepared and submitted in accordance with Code Section 210-111.
4. The Project Narrative contains a reference that the minimum side yard setback for an accessory building in the R-3 Zoning District is 10 feet. The Township Zoning Officer should verify if this setback is accurate.
5. The Site Plan (Drawing Sheet C-100) should note that sidewalks are to be installed on both sides of the roads.
6. The plans should show how the new Ashley Road will transition and connect to the existing Ashley Road that leads to West Starz Road.
7. The Demolition Plan (Drawing Sheet C-061) should show that the existing temporary cul-de-sac at the end of Ashley Road will be removed.
8. Is the earthwork on the site balanced? Will all earthwork occur at one time?

9. Is the intent to develop Phases 2 and 3 concurrently? If so, a performance security will need to be provided for both phases. If not, the limit of work for each phase needs to be better delineated and a temporary cul-de-sac will need to be installed on Maple Court at the end of Phase 2.
 10. Access to Stormwater Pond No. 1 needs to be identified on the plans.
 11. The ownership of the roof drain collection system, storm sewers located outside of the road right of ways and the stormwater management facilities will be by the Homeowner's Association. Appropriate notes to reflect this need to be added to the subdivision Recording Plans.
 12. Will the laterals for the roof drain collection system be installed and field marked initially by the developer? If so, they should be identified on Drawing Sheets C-301 and C-302.
 13. There are no inlets and storm sewer piping shown at the low point on Maple Court near Station 7+50.
 14. Pennsylvania Department of Environmental Protection general permit(s) will need to be obtained for stream enclosure(s).
 15. Note No. 16 on Drawing Sheets C-301 and C-302 says that the roof collector system shall be "trapped" prior to connecting to the storm sewer system. It is unclear where these traps are to be located. A typical detail drawing of the same should be provided.
 16. I have some concerns about the long term operation and maintenance of the roof drain collection system in that no cleanouts or inlets are provided on the longer pipe runs and in some cases "blind" connections of the roof drain collection system are proposed to the main storm sewer system. Consideration should be given to installing small inlets (2' x 2') along and at the end of longer pipe runs.
 17. An NPDES general permit will need to be obtained or an existing permit will need to be modified from the Allegheny County Conservation District.
 18. Consideration should be given to increasing the vertical crest curve "k" coefficient on Dogwood Court near Station 8+30. This vertical curve is located on a sharp horizontal curve. Is a "k" value of 20 possible?
 19. The applicant's consultant should contact me to discuss the proposed width of the new roads.
 20. On the subdivision Recording Plans it is requested that the "utility easements" crossing through lots be described as to their proposed use (e.g. sanitary sewer, storm sewer, roof collection sewer, etc.).
-

21. Note 4 on the subdivision Recording Plans should be revised to better reflect the beneficiary of each type of easement. The applicant's consultant should contact me to further discuss the matter.
22. No width of the "riparian buffer easement" on the Recording Plans is provided. Also, if the intent of the easement is to be centered on the stream the same should be noted.
23. Curved flares on the road right of way need to be provided at the mouth of the cul-de-sac for Dogwood Court.
24. On Recording Plan Sheet 1 there is a dimensional tie of 1.88' to a diversion channel easement at the rear of Lot 332. This dimension appears to be in error.
25. There is a property line at the rear of Lot 328 that has a length of 0.57 feet. Is it possible to eliminate this very short property line?
26. Who will own Lots A and B? If the Homeowner's Association is to own these lots the same should be noted on the Recording Plans.
27. Can the "dots" within the old preservation easements be made darker on the recording plans? As shown, they may not be visible when the plans are scanned for recording by the County.
28. The total plan area shown above the title boxes on Recording Plan Sheets 1 and 2 does not agree with the plan area identified on Sheet 3.
29. The match lines shown on Recording Plan Sheets 1 and 2 do not match.
30. On Recording Plan Sheet 3, it is suggested that only the total rear property line lengths for Lots 225 and 226 be shown.
31. On Recording Plan Sheet 3, the signature line identified as "director" should be removed below the Township Board of Supervisors approval statement.
32. In the preliminary geotechnical report the locations of the core borings are missing in Appendix E.
33. In the preliminary geotechnical report reference is made to two infiltration tests. Where are the location of these tests?

A written response should be provided with new submittals indicating how the above comments have been addressed.

Mr. Bill Payne
July 23, 2020
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If you should have any questions, please do not hesitate to contact me at your convenience.

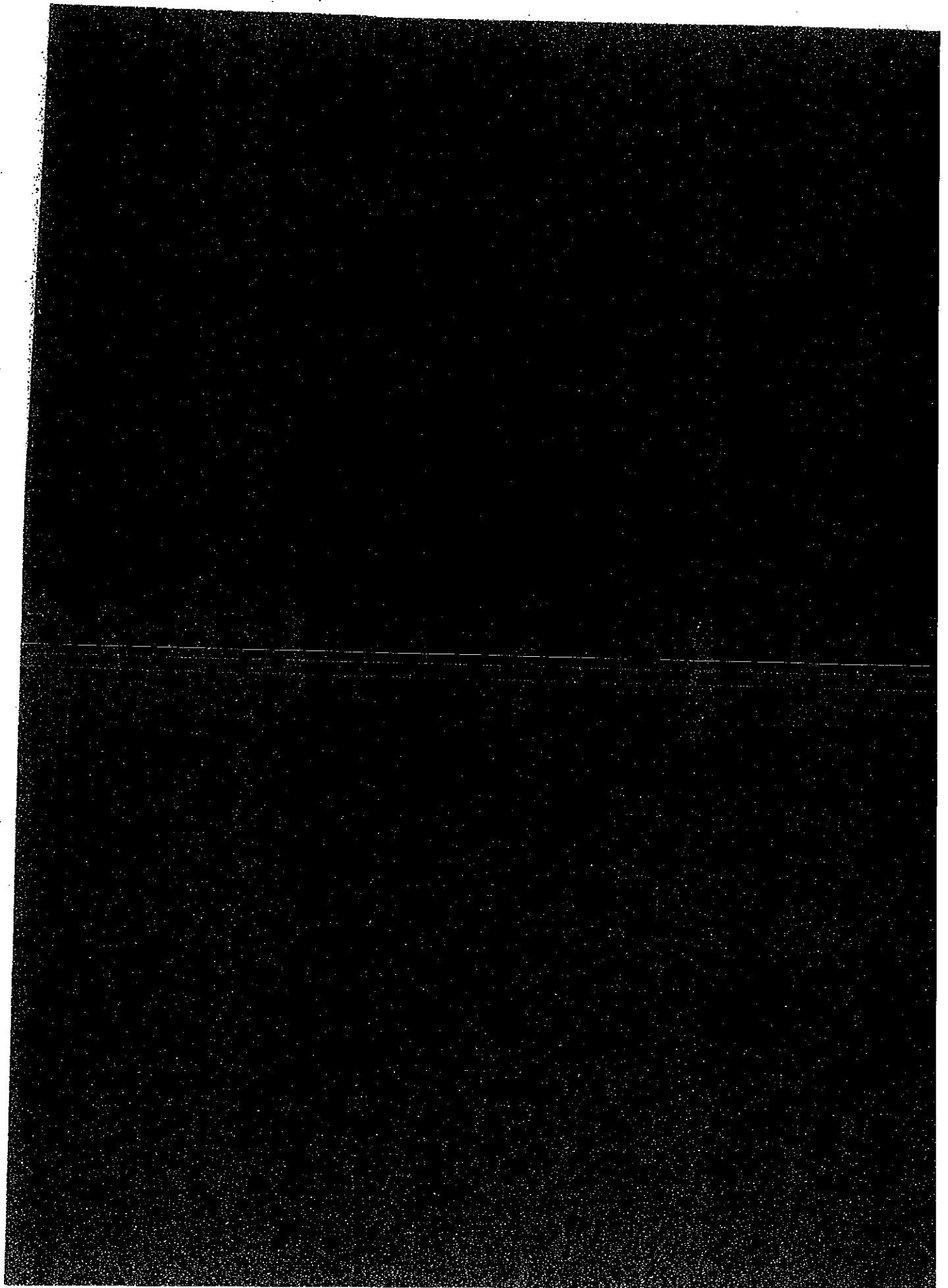
Sincerely,

SHOUP ENGINEERING INC.

A handwritten signature in blue ink, appearing to read 'S. Shoup', with a large, stylized loop at the end.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Steven Victor, Victor Wetzel Associates, via email
Mark Reidenbach, Gateway Engineers, via email



DISCUSSION: SHORT-TERM RENTAL ORDINANCE

MR. FORBES...

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	_____	_____	_____	_____
MR. MAUDHUIT	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

DISCUSSION: WI-FI HOTSPOTS/CELL SERVICE IN THE TOWNSHIP

MR. KARPUZI...

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
MR. MAUDHUIT	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____