



**WEST DEER
TOWNSHIP
VIRTUAL
SUPERVISORS
MEETING**

November 18, 2020

7:00pm: Regular Business Meeting

Members present:

| | |
|-----------------|-------|
| Mr. Forbes | _____ |
| Mrs. Hollibaugh | _____ |
| Mrs. Jordan | _____ |
| Dr. Mann | _____ |
| Mr. Karpuzi | _____ |

WEST DEER TOWNSHIP
Board of Supervisors
November 18, 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. CDC Steering Committee Report
12. Authorization: Approval of Leo's Landscaping Development Plan
13. Authorization: Approval of McIntyre Heights Land Development Plan
14. Authorization: Advertisement of the Demolition of 3-5 Oak Street
15. Discussion: Nike Site Restroom Usage
16. Old Business
17. New Business
18. Adjournment

2021 PUBLIC BUDGET WORKSHOP MEETING FOLLOWING THE REGULAR MEETING

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 SEPTEMBER 16, 2020
REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE SEPTEMBER 16, 2020
MEETING AS PRESENTED.

| | <u>MOTION</u> | <u>SECOND</u> | <u>AYES</u> | <u>NAYS</u> |
|-----------------|---------------|---------------|-------------|-------------|
| MRS. JORDAN | ___ | ___ | ___ | ___ |
| DR. MANN | ___ | ___ | ___ | ___ |
| MR. FORBES | ___ | ___ | ___ | ___ |
| MRS. HOLLIBAUGH | ___ | ___ | ___ | ___ |
| MR. KARPUZI | ___ | ___ | ___ | ___ |

Members present at the Regular Business Meeting: Arlind Karpuzi, Chairperson; Shirley Hollibaugh, Vice Chair; Brandon Forbes; and Beverly Jordan. 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, and led those in attendance in reciting the Pledge of Allegiance.

Roll Call was taken by Mr. Mator – Quorum present.

COMMENTS FROM THE PUBLIC

- None

CHAIRMAN'S REMARKS

- Chairman Karpuzi emphasized that this is the first Regular Business Meeting with one supervisor short in 2020 and asked fellow supervisors to say a few words about Mr. Maudhuit. Each Supervisor individually offered their condolences and shared some memories of him.

ACCEPT MINUTES

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to accept the minutes of the 16 September 2020 meeting as presented. Motion carried unanimously 4-0.

MONTHLY FINANCIAL REPORT

TOWNSHIP OF WEST DEER **FINANCE OFFICER'S REPORT** **30 September 2020**

I - GENERAL FUND:

| | <u>September</u> | <u>YTD</u> | <u>% of Budget</u> |
|-----------------------------------|-------------------------|---------------------|---------------------------|
| Revenues | 523,928.98 | 5,086,654.55 | 78.50% |
| Expenditures | 826,000.24 | 4,256,506.48 | 65.68% |
| Cash and Cash Equivalents: | | | |
| Sweep Account | | <u>1,022,064.52</u> | <u>1,022,064.52</u> |

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:**Street Light Fund:**

Sweep Account - Restricted 59,179.07

Fire Tax Fund:

Sweep Account - Restricted 68,167.99

State/Liquid Fuels Fund:

Sweep Account - Restricted 148,433.78

275,780.84**Investments:****Operating Reserve Fund:**

Sweep Account - Reserved 630,352.60

Capital Reserve Fund:

Sweep Account - Reserved 1,468,563.19

2,098,761.15**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.000.00**TOTAL CASH BALANCE 08/31/20**3,396,761.15**Interest Earned August 2020****42.13**

| | 9/1/2020 Debt Balance | September Principal Payment | 9/30/2020 Debt Balance |
|-------------------------------|--------------------------|-----------------------------------|---------------------------|
| Mars National - VFC #3 | \$134,446.26 | \$2,607.94 | \$132,303.65 |
| NexTier Bank VFC #2 | \$413,313.24 | \$2,680.96 | \$412,005.21 |

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 Hollibaugh to approve the Finance Officer's Report as submitted. Motion carried unanimously 4-0.

SEPTEMBER LIST OF BILLS

| | |
|----------------------------------|---------|
| Air-Vac Inc..... | 3580.00 |
| Amerikohl Aggregates Inc | 2103.30 |
| Amerikohl Transport Inc | 929.89 |
| Bearcom | 194.97 |
| Best Wholesale Tire Co. Inc..... | 798.95 |
| Hei-Way, LLC..... | 1491.30 |
| Jordan Tax Service Inc | 371.36 |
| Kress Tire | 501.00 |
| Office Depot..... | 752.96 |
| Roadsafe Traffic Systems..... | 685.00 |
| Shoup Engineering.. | 3847.00 |

| | |
|---------------------------------|---------|
| Stephenson Equipment Inc..... | 9600.00 |
| Toshiba Financial Services..... | 494.11 |
| Tucker/Arensberg Attorneys..... | 2787.58 |

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh 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.

POLICE CHIEF'S REPORT

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

Chief Lape thanked Sergeant Robert Loper and police secretary Jennifer Borczyk for managing the office while he was out. He also thanked the supervisors, Mr. Mator, and Mr. Payne for their assistance and support.

- Mrs. Jordan expressed that she was happy to see him back, and brought up an email that she had sent to the Chief praising how the Police handled Mr. Maudhuit's procession – stating that the Police did a wonderful job, and that Sergeant Loper handled it all perfectly.

Chief Lape concurred by again acknowledging the department and Sergeant Loper.

Chief Lape informed the Board that the Police Toy Donation Program will start up early November and will be posted on Township website and Facebook page. He is expecting a more than usual need due to COVID-19, but said he currently had a reserve of funding and toys if they are needed.

PUBLIC WORKS FOREMAN'S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of September 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:

September Development/Projects

- Bairdford Park – GEDF Grant – B-1 Ballfield Project
 - The project was awarded to Santamaria Landscape & Cement Contractors, Inc. and contract documents had been executed. He said that the contractor had begun the project the last week of September.

September 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 these types of plans have been performed, and are scheduled for additional review by the Planning Commission as conditions permit.
 - Oakwood Heights Plan – Phase 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 26 August 2020.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

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

CDC STEERING COMMITTEE REPORT

Mr. Karpuzi explained in detail what the CDC Steering Committee is, and stated that there was no update at this time.

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.

ACCEPTANCE: RESIGNATION OF PART-TIME POLICE OFFICER

The Board is in receipt of the attached memo from Chief Jonathan Lape stating that part-time police officer Bret Vulakovich has resigned from his position effective 1 January 2021.

Chief Lape emphasized that Officer Vulakovich has not yet formally provided written notice, but that he alerted the Chief and will be providing such notice.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to accept the resignation of part-time police officer Bret Vulakovich and wish him the best of luck Motion carried unanimously 4-0.

ADOPTION: ORDINANCE NO. 437 (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. 437

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

Mr. Forbes thanked Mrs. Jordan, Chief Weigand, and the other chiefs for their input and help with updating this Ordinance. He also thanked Mr. Robb for the information that he had researched from other municipalities to add to this Ordinance.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to authorize the adoption of Ordinance No. 437 amending the False Alarm Ordinance of West Deer Township. Motion carried unanimously 4-0.

ADOPTION: ORDINANCE NO. 438 (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. 438

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

Mr. Karpuzi mentioned that this biggest priority of this Board for the year has been to offer as much relief as possible to the residents of West Deer.

Mr. Forbes emphasized that the Commonwealth does not normally give the Township the tools to make positive changes to tax collection, and he applauded the Board for their support of the Ordinance. He stated that he was excited to have this to help out lower-income homeowners.

Mrs. Jordan encouraged any resident interested in more information to check the meeting minutes from the previous month, or to contact Mr. Mator to get that information. She thanked Mr. Forbes for bringing this Ordinance to the Board's attention.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to authorize the adoption of Ordinance No. 438 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. Motion carried unanimously 4-0.

ADOPTION: RESOLUTION NO. 2020-15 (UPPER ALLEGHENY JOINT SANITARY AUTHORITY ACT 537 PLAN)

As a part of the Upper Allegheny Joint Sanitary Authority, the Township must adopt and authorize the submission of an Act 537 Sewage Facilities Plan.

Mr. Shoup explained that Deer Creek Drainage Basin Authority provides sewer service for most of all West Deer residents, but that part of the Township – about 100 residents – are served by a different sewage authority (Upper Allegheny Joint Sanitary Authority). He stated that this Resolution needed to be signed by all municipalities served by the Upper Allegheny Joint Sanitary Authority in order to permit the \$15 million project needed for mandated improvements to their sanitary sewer system. Mr. Shoup stated that the project costs would be offset by a \$9.00 increase in every resident's sewage bill, but that this was unavoidable.

Mr. Shoup informed the Board that all the other municipalities have already signed and adopted their resolution, and advised the Board to do the same.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to adopt Resolution No. 2020-15 adopting the Act 537 Sewage Facilities Plan update for the Upper Allegheny Joint Sanitary Authority, and authorizing its submission the Pennsylvania Department of Environmental Protection for their approval. Motion carried unanimously 4-0.

APPOINTMENT: PARKS AND RECREATION COMMITTEE MEMBER

The Board was in receipt of an attached e-mail from Amy Stark stating that Tracy Harrington had resigned from the Parks and Recreation Board effective 6 September 2020.

Ms. Harrington's term was to expire 31 December 2024, so there was a vacancy to fill Ms. Harrington's unexpired term.

The board received one letter of interest from April Gentile.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to appoint April Gentile as a member of the Parks & Recreation Board to fill the unexpired term of Tracy Harrington, which expires 31 December 2024. Motion carried unanimously 4-0.

AUTHORIZATION: ADVERTISEMENT OF 2021 BUDGET AND BUDGET WORKSHOPS

Mr. Mator announced that the first Budget Meeting will be held at the Township building on 4 November 2020 at 7:00 p.m., and that the second Budget Meeting will immediately follow the Regular Business Meeting of the Board of Supervisors on 18 November 2020.

Mr. Karpuzi stated the adoption of the final budget – if they are on schedule – will be on 16 December 2020 at the Regular Business Meeting. He stressed that this is another opportunity for everyone to make a change, voice their opinion, and make a difference.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to authorize the advertisements for the 2021 budget as dictated by – and in compliance with – the Township Charter. Motion carried unanimously 4-0.

AUTHORIZATION: B-1 BALLFIELD WALL CHANGE ORDER

Upon commencement of the B-1 Ballfield Rehabilitation Project, the contractor contacted the Township engineer and alerted him that additional work and materials were necessary due to the unforeseen waterline and electrical utilities impediments that were not previously known, and that were not in the bid specifications. The contractor requested guidance, and Mr. Shoup inspected the site.

Change order: addition of work and materials for addressing waterline and electrical utilities.

Mr. Shoup summarized the change order request and recommended approval to be paid.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to authorize change order #1 for the B-1 Ballfield Rehabilitation Project in the amount of \$490.00 payable to Santamaria Landscape & Cement Contractors, Inc. For the addition of work and materials for addressing waterline and electrical utilities. Motion carried unanimously 4-0.

AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 439 (SHORT-TERM RENTAL)

Over the past few months, the Board has discussed the possibility of adopting a Short-Term Rental Ordinance to address the proliferation of short-term rentals such as Air Bed and Breakfasts (AirBNBs).

ORDINANCE NO. 439

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 210 ("ZONING") OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF WEST DEER TO DEFINE "SHORT-TERM RENTAL" AND TO AUTHORIZE THE SHORT-TERM RENTAL USE OF A DWELLING IN CERTAIN ZONING DISTRICTS OF THE TOWNSHIP; AND TO ESTABLISH CRITERIA FOR SHORT-TERM RENTALS

Mr. Robb stated that zoning changes may still affect this Ordinance, so he is fine with tabling it until those changes are made.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to table the advertisement of Ordinance No. 439, amending Chapter 210 of the Code of Ordinances of the Township of West Deer to define "short-term rental," to authorize the short-term rental use of a dwelling in certain zoning districts of the Township, and to establish criteria for such uses. Motion carried unanimously 4-0.

AUTHORIZATION: ADVERTISEMENT OF OAKWOOD HEIGHTS PLAN (PHASES II)

The developer of the Oakwood Heights Planned Development is seeking final approval for Phases II. The Township originally granted preliminary approval of the plan in 2004, and phase one was completed.

Property Location: Parcel # 1510-F-175 (46 acres)
 Zoned: R-3 Suburban Residential
 Number of Lots: 77

The Planning Commission reviewed the proposed plan at their 27 August 2020 meeting. The Commission is recommending approval with the following conditions:

1. Contribute \$600.00 for each lot built to go toward the road improvement to connect the two sections of Ashley Road to be paid at the time of the building permit application in addition to the Traffic Impact and recreation fees.
2. Fire hydrants to be placed at lots 206, 223, 242, 259 and the connection point of the existing waterline adjacent to lot 223.
3. Limit disturbances along rear line lots 244-249 between cut slope and swale and install tree protection fence prior to clearing and grading.
4. Address comments in the Shoup Engineering letter dated 10.15.2020.

Mr. Steven Victor, representing Victor-Wetzel Associates, spoke on the Oakwood Heights Plan. He shared his screen for the Board to view an updated drawing for the pedestrian interconnect between the two cul-de-sacs – Dogwood Circle and Dana Circle – and Baird Park. Mr. Victor reported that all engineering items had been addressed and the plan was tabled in September's Regular Business Meeting to take further study of the pedestrian interconnect. He went into great detail of the proposed changes in response to the Board's request:

- Asphalt trail added.
- Identify trailheads by post and rail fencing, post signs for trail and 4 Jack Pear trees.

Mr. Victor is very supportive of what the Board proposed.

Further discussion was held.

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Jordan to authorize the approval of Oakwood Heights Phases II Plan conditioned upon the successful completion of the recommendations made by the Planning Commission, Township engineer and conditions agreed upon at meeting. Motion carried unanimously 4-0.

AUTHORIZATION: APPROVAL OF LEO'S LANDSCAPING DEVELOPMENT PLAN

The applicant was requesting a conditional use in a Special Use Development (SU) Zoning district.

Applicant: Leo Landscaping – Joseph Leo
Location: Gibsonia Road (State Route 910),
4.7 acres (.92 acres for construction)
Zoning district: SU – Special Use
Request: To construct a new building and contractor storage yard for his landscaping business

The Planning Commission voted to recommend approval of the Leo's Landscaping Development Plan contingent upon:

1. Obtaining all Township required permits per Township standards.
2. Successfully addressing all recommendations of the Township engineer in his review dated 23 September 2020.

The Township engineer's review letters dated 23 September 2020 and 15 October 2020 were attached.

Mr. Shoup pointed out that the prior review letter and last review letter he sent to the applicant requested elevation views to show materials being used on the building as well as the appearance of the outside. He explained that when he contacted the representative from Leo's Landscaping, it was discussed that the delay of the elevation views is due to the company who is responsible for handling these being backed up. Mr. Shoup said it was decided that a recommendation for the plan to be tabled and reviewed at November Regular Business Meeting since the Township would like those plans before the final action is taken.

MOTIONED BY Supervisor Forbes and SECONDED BY Supervisor Jordan to table the final approval the Leo's Landscaping Development Plan conditioned upon the successful completion of the recommendations made by the Planning Commission and Township engineer. Motion carried unanimously 4-0.

AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICER

The Board received the attached memorandum from Chief Lape recommending the hiring of Andrew Lindner for the position of part-time police officer.

Satisfactory background checks were performed on the applicant.

Chief Lape explained that due to Officer Vulakovich leaving in January, and Officer Dobransky taking a full-time position with the State that will limit his availability to weekends (Officer Vulakovich's current billet), that Andrew Lindner will be filling Officer Dobransky's position.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to hire Andrew Lindner as part-time police officer of West Deer Township, contingent upon his completion of all the necessary steps to obtain certification from the PA Municipal Officers Training Commission. Motion carried unanimously 4-0.

DISCUSSION: HISTORICAL COMMISSION

Mr. Karpuzi reported that there is not much to update. He said the Board is constantly working on how to better the community and how they would like to reserve the history of West Deer Township. Mr. Karpuzi requested everyone to think about it for further discussion.

DISCUSSION: TOWNSHIP NEWSLETTER IN THE FUTURE

Mr. Mator asked for some direction from the Supervisors regarding the newsletter (e.g., how many times next year, written or electronic version, etc.). He stated that in the past, it was to be distributed in January to remind residents about plowing and parking in the winter months and what to expect in the spring, then in July to be a flyer for Community Days and anything that is happening the second half of the year. Mr. Mator explained that if the Board would like something put together for January, it would need to be known now since it takes a good month or two to get it organized, printed by the publisher, and out to residents.

Mrs. Jordan questioned if we still have the template from the recent flyer on which Jodi French and Jennifer Borczyk had worked. She explained she felt the only thing that should be added to what they had been provided was a comment from the Supervisors.

Mr. Karpuzi commented that the Board had a basic outline for a good start, and the delay in getting the newsletter out to the residents was due to some competing priorities that have happened in the meantime. He asked for this to be added to agenda for next meeting.

Mrs. Jordan asked Mr. Robb if the Board would have to talk about this in person to vote on or if they could talk about this through Mr. Mator.

Mr. Robb stated that if the Board is going to collectively discuss than it needs to be a public meeting but if individually they could go through Mr. Mator.

Further Discussion was held.

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

Mr. Karpuzi reiterated the reasons behind the discussion of the wi-fi hotspots and cellphone service in the Township.

Mr. Mator explained in detail the Township's research of different Federal/State programs from which the Township residents could benefit. He discussed this with Mr. Cohen from the Cohen Law Group, and Mr. Cohen provided his opinion and some valuable insight. Mr. Mator proposed that Mr. Cohen have meetings with telecommunication companies to request they expand their service, perform testing, and place wi-fi nodes. He explained that telecommunication companies may not be interested in expanding wi-fi nodes because there is a cost with not as much benefit to them, but cellular they may consider.

Mr. Karpuzi stated that Cohen Law Group would represent the Township for an estimated \$6,000 (\$250/hour), and would meet with the telecommunication companies to request expansion in the Township. He recommended that their legal services be approved.

The proposal was attached, and further discussion was held.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Forbes to accept the proposal submitted by the Cohen Law Group as presented. Motion carried unanimously 4-0.

APPOINTMENT: TOWNSHIP SUPERVISOR

Due to the unfortunate passing of Supervisor Shawn Maudhuit, the Board of Supervisors – as per the Township Charter – had to appoint a person to fill Mr. Maudhuit's unexpired term, which expires 31 December 2021.

A request for applicants was released to the public, and a Special Public Meeting was called on October 14th for the purpose of interviewing the ten residents who submitted letters of interest.

Mr. Karpuzi expressed that he was pleasantly surprised not only with the quantity of candidates, but was overwhelmed by the credentials of the applicants.

Mrs. Jordan thanked all the candidates and explained the interviewing process. She felt that one applicant stood out to her in the interview, and with her impressive resume would be a great asset to the community and the Board. Mrs. Jordan then nominated and recommended Dr. Jennifer Mann.

Dr. Mann thanked the Board and spoke of Mr. Maudhuit, stating she will try to live up to that legacy. She emphasized that she felt honored to be part of this organization and the community, and that she will work really hard to try and fill the shoes left behind by Mr. Maudhuit.

Mrs. Jordan added that she is looking forward to moving on with someone who has so much energy.

Further discussion was held.

In accordance with the Township Charter, MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to appoint Dr. Jennifer Mann a Township Supervisor to fill the unexpired term of Supervisor Shawn Maudhuit, which expires 31 December 2021. Motion carried unanimously 4-0.

OLD BUSINESS

None

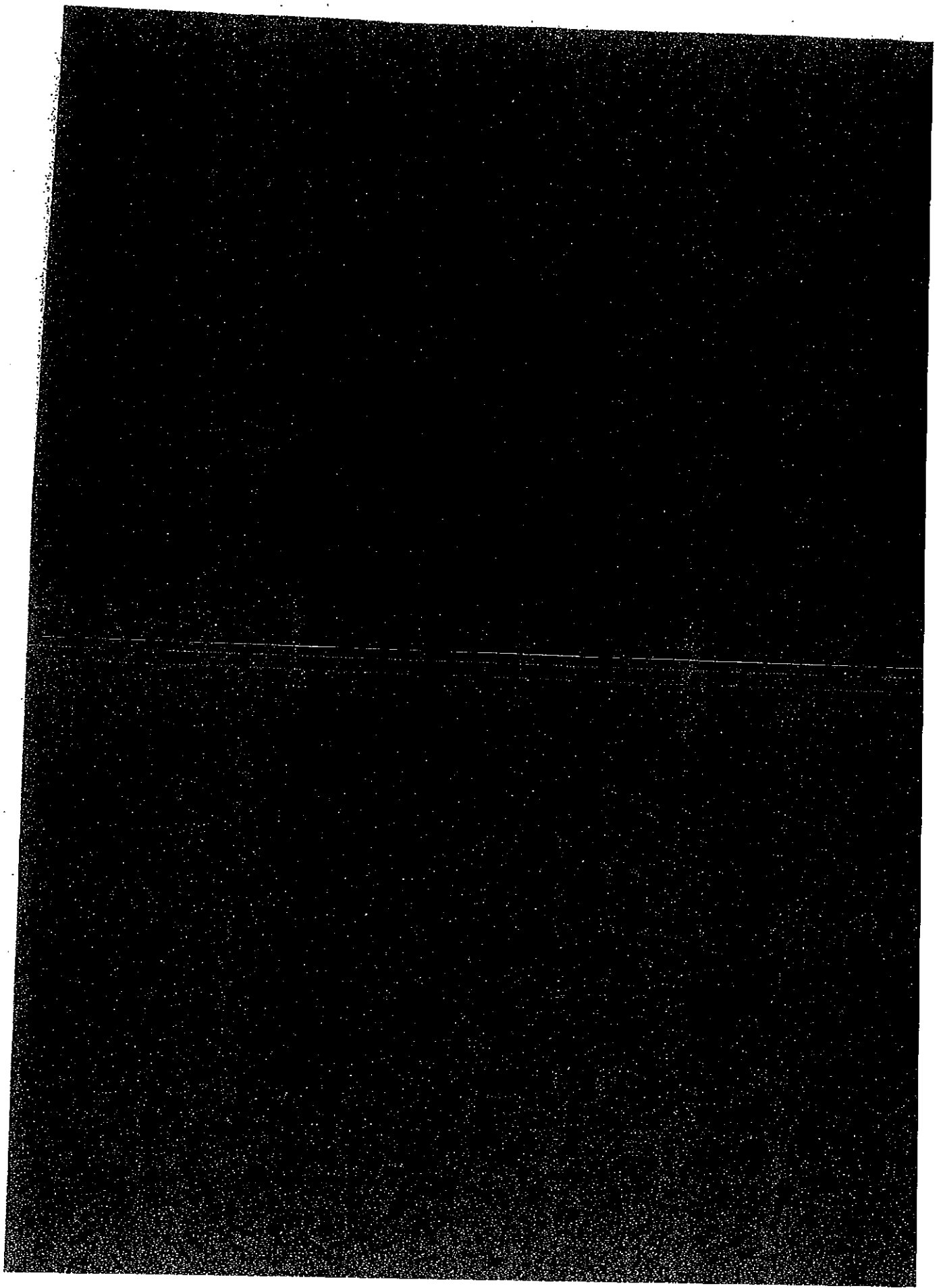
NEW BUSINESS

None

ADJOURNMENT

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 8:29 p.m. Motion carried unanimously 4-0. 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> |
|-----------------|---------------|---------------|-------------|-------------|
| DR. MANN | _____ | _____ | _____ | _____ |
| MR. FORBES | _____ | _____ | _____ | _____ |
| MRS. HOLLIBAUGH | _____ | _____ | _____ | _____ |
| MRS. JORDAN | _____ | _____ | _____ | _____ |
| MR. KARPUZI | _____ | _____ | _____ | _____ |

FINANCE OFFICER'S REPORT
October 31, 2020

I - GENERAL FUND:

| | <u>October</u> | <u>YTD</u> | <u>% of Budget</u> |
|--------------|----------------|--------------|--------------------|
| Revenues | 225,888.70 | 5,309,323.25 | 81.93% |
| Expenditures | 373,880.94 | 4,627,277.42 | 71.41% |

Cash and Cash Equivalents:

Sweep Account

| | |
|------------|-------------------|
| 905,464.14 | <u>905,464.14</u> |
|------------|-------------------|

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

52,762.54

Fire Tax Fund:

Restricted

59,853.71

State/Liquid Fuels Fund:

Restricted

148,435.31

261,051.56

Investments:

Operating Reserve Fund:

Reserved

630,368.10

Capital Reserve Fund:

Reserved

1,476,762.59

2,107,130.69

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 10/31/20

3,273,646.39

Interest Earned October 2020

8,974.07

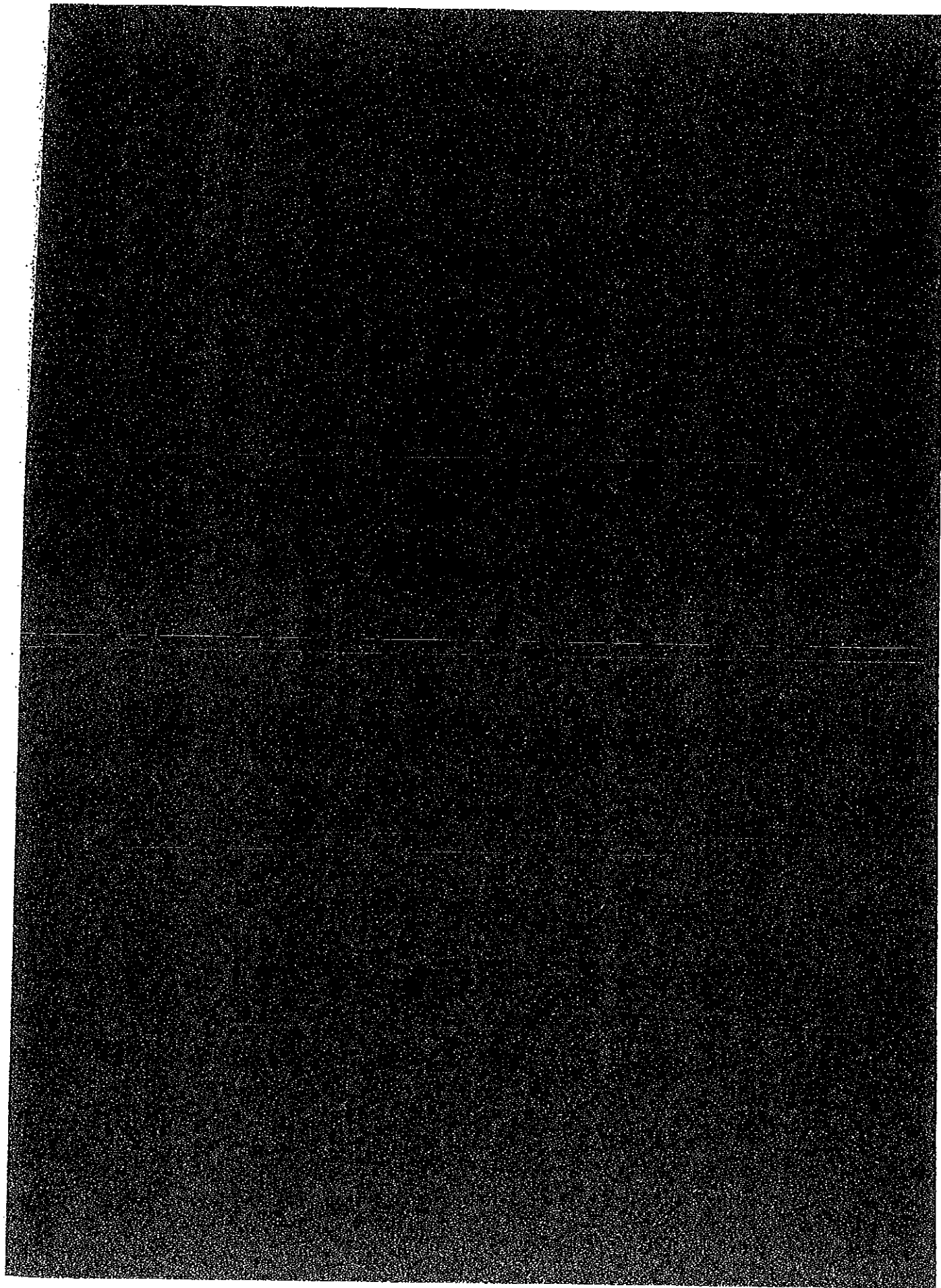
| | <u>10/1/2020</u> <u>Debt Balance</u> | | <u>October</u> <u>Principal</u> <u>Payment</u> | <u>10/31/2020</u> <u>Debt Balance</u> |
|-------------------------------|---|----|--|--|
| Mars National - VFC #3 | 132,253.21 | \$ | 2,607.94 | 129,986.99 |
| NexTier Bank VFC #2 | 412,005.21 | \$ | 2,680.96 | 410,611.07 |

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

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

INTEREST EARNED - 2020

| | <u>OCTOBER</u> | <u>YTD</u> |
|------------------------------|--------------------------|---------------------------|
| GENERAL FUND | \$12.09 | \$235.62 |
| STREET LIGHT FUND | \$0.00 | \$0.00 |
| FIRE TAX FUND | \$1.55 | \$30.76 |
| OPERATING RESERVE | \$15.50 | \$1,022.96 |
| STATE FUND | \$1.53 | \$1,085.13 |
| CAPITAL RESERVE | <u>\$8,943.40</u> | <u>\$32,841.31</u> |
| TOTAL INTEREST EARNED | <u>\$8,974.07</u> | <u>\$35,215.78</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 | _____ | _____ | _____ | _____ |
| DR. MANN | _____ | _____ | _____ | _____ |
| MR. KARPUZI | _____ | _____ | _____ | _____ |

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 2:06 pm
Date: 11/12/2020
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 11/15/2020 thru 11/15/2020

| Vendor Name/Desc | Acct#/Proj Invoice# | Amount Due | Discount | Cancelled | Paid | Un-Paid | Check# | Check Amt. |
|-----------------------------------|---------------------|------------|----------|-----------|------|----------|--------|------------|
| Name: AIR-VAC INC | | 3600.00 | | | | 3600.00 | | |
| Name: AMERIKOHL AGGREGATES INC | | 2590.27 | | | | 2590.27 | | |
| Name: AMERIKOHL TRANSPORT INC | | 1145.18 | | | | 1145.18 | | |
| Name: BEARCOM | | 194.97 | | | | 194.97 | | |
| Name: BEST WHOLESALE TIRE CO, INC | | 900.95 | | | | 900.95 | | |
| Name: CULVERTS, INC | | 2250.00 | | | | 2250.00 | | |
| Name: HEI-WAY, LLC | | 151.59 | | | | 151.59 | | |
| Name: JORDAN TAX SERVICE, INC. | | 919.06 | | | | 919.06 | | |
| Name: KRESS TIRE | | 3379.84 | | | | 3379.84 | | |
| Name: NORTHEAST PAVING | | 2295.38 | | | | 2295.38 | | |
| Name: OFFICE DEPOT | | 925.30 | | | | 925.30 | | |
| Name: SHOUP ENGINEERING INC. | | 2026.50 | | | | 2026.50 | | |
| Name: STEPHENSON EQUIPMENT, INC. | | 271.36 | | | | 271.36 | | |
| Name: TOSHIBA FINANCIAL SERVICES | | 494.11 | | | | 494.11 | | |
| Name: TRISTANI BROTHERS, INC. | | 1834.34 | | | | 1834.34 | | |
| Name: TUCKER/ARENSBERG ATTORNEYS | | 2988.20 | | | | 2988.20 | | |
| FINAL TOTALS: | | 25967.05 | | | | 25967.05 | | |

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:08 pm
Date: 11/12/2020
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 11/15/2020 thru 11/15/2020

| Vendor | Name/Desc | Acct#/Proj | Invoice# | Amount Due | Discount | Cancelled | Paid | Un-Paid | Check# | Check Amt. |
|---------|-----------------------------|------------|------------|------------|------------|-----------|------|---------|--------|------------|
| 00026 | AIR-VAC INC | 430.372 | 39628 | 3600.00 | | | | 3600.00 | | N |
| Road: | Tar kettle rental | 1020 | 10/13/2020 | 11/15/2020 | 10/15/2020 | | | | | |
| Name: | AIR-VAC INC | | | 3600.00 | | | | 3600.00 | | |
| 00337 | AMERIKOHL AGGREGATES | 430.611 | 47431 | 2590.27 | | | | 2590.27 | | N |
| Road: | Limestone | 1020 | 10/19/2020 | 11/15/2020 | 10/20/2020 | | | | | |
| Name: | AMERIKOHL AGGREGATES INC | | | 2590.27 | | | | 2590.27 | | |
| 00338 | AMERIKOHL TRANSPORT | 430.611 | 326057 | 1145.18 | | | | 1145.18 | | N |
| Road: | Delivery of Limestone | 1020 | 10/19/2020 | 11/15/2020 | 10/20/2020 | | | | | |
| Name: | AMERIKOHL TRANSPORT INC | | | 1145.18 | | | | 1145.18 | | |
| 00674 | BEARCOM | 410.328 | 5104555 | 137.50 | | | | 137.50 | | N |
| POL: | Radio Equip Maint | 1120 | 11/02/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| 00674 | BEARCOM | 430.327 | 5104612 | 57.47 | | | | 57.47 | | N |
| Road: | Radio Equip Maint | 1120 | 11/02/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| Name: | BEARCOM | | | 194.97 | | | | 194.97 | | |
| 00553 | BEST WHOLESALE TIRE | 410.374 | 18692 | 507.35 | | | | 507.35 | | N |
| Police: | Car #36-brake pads/rot1020 | | 10/09/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| 00553 | BEST WHOLESALE TIRE | 410.374 | 18728 | 70.35 | | | | 70.35 | | N |
| Police: | Car #38-oil change/fil1020 | | 10/14/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| 00553 | BEST WHOLESALE TIRE | 410.374 | 18759 | 34.20 | | | | 34.20 | | N |
| Police: | Car #39-oil change/fil1020 | | 10/19/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| 00553 | BEST WHOLESALE TIRE | 410.374 | 18776 | 62.65 | | | | 62.65 | | N |
| Police: | Car #31-oil change/fil1020 | | 10/21/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| 00553 | BEST WHOLESALE TIRE | 410.374 | 18778 | 42.65 | | | | 42.65 | | N |
| Police: | Car #34-oil change/fil1020 | | 10/21/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| 00553 | BEST WHOLESALE TIRE | 410.374 | 18816 | 183.75 | | | | 183.75 | | N |
| Police: | Car #37-Battery | 1020 | 10/27/2020 | 11/15/2020 | 11/04/2020 | | | | | |
| Name: | BEST WHOLESALE TIRE CO, INC | | | 900.95 | | | | 900.95 | | |
| 00238 | CULVERTS, INC | 430.611 | IN00162435 | 2250.00 | | | | 2250.00 | | N |
| Road: | 2'x4' Bike Grate | 1020 | 10/27/2020 | 11/15/2020 | 11/04/2020 | | | | | |

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:08 pm
Date: 11/12/2020
Page: 2By Name
Cutoff as of: 12/31/9999

Due Dates: 11/15/2020 thru 11/15/2020

| Vendor | Name/Desc | Acct#/Proj | Invoice# | Amount Due | Discount | Cancelled | Paid | Un-Paid | Check# | Check Amt. |
|--------------------------------|---|------------|--------------|------------|------------|-----------|------|---------|--------|------------|
| Name: CULVERTS, INC | | | | 2250.00 | | | | 2250.00 | | |
| 00005 | HEI-WAY, LLC | 430.372 | 1020003 | 151.59 | | | | 151.59 | | N |
| Road: Cold Patch | | | | 11/15/2020 | 10/26/2020 | | | | | |
| Name: HEI-WAY, LLC | | | | 151.59 | | | | 151.59 | | |
| 00106 | JORDAN TAX SERVICE, Delinquent R E Tax Commission | 403.140 | 10-C-#105 | 919.06 | | | | 919.06 | | N |
| Name: JORDAN TAX SERVICE, INC. | | | | 919.06 | | | | 919.06 | | |
| 00362 | KRESS TIRE | 430.374 | 10083-36 | 724.00 | | | | 724.00 | | N |
| Road: Utility Trk: TIRES | | | | 11/15/2020 | 10/14/2020 | | | | | |
| 00362 | KRESS TIRE | 454.374 | 10083-43 | 125.00 | | | | 125.00 | | N |
| Park: Turfmaster Tire | | | | 11/15/2020 | 10/14/2020 | | | | | |
| 00362 | KRESS TIRE | 430.374 | 10085-31 | 952.00 | | | | 952.00 | | N |
| Road: Trk #2-TIRES | | | | 11/15/2020 | 10/20/2020 | | | | | |
| 00362 | KRESS TIRE | 430.374 | 10086-3 | 952.00 | | | | 952.00 | | N |
| Road: 2018 Ford Trk: TIRES | | | | 11/15/2020 | 10/26/2020 | | | | | |
| 00362 | KRESS TIRE | 430.374 | 10088-39 | 476.00 | | | | 476.00 | | N |
| Road: Trk #7: TIRES | | | | 11/15/2020 | 10/22/2020 | | | | | |
| 00362 | KRESS TIRE | 410.374 | 10089-26 | 150.84 | | | | 150.84 | | N |
| Police: CAR #33-TIRES | | | | 11/15/2020 | 11/05/2020 | | | | | |
| Name: KRESS TIRE | | | | 3379.84 | | | | 3379.84 | | |
| 00207 | NORTHEAST PAVING | 430.372 | 68005962 | 1810.77 | | | | 1810.77 | | N |
| Road: Asphalt | | | | 11/15/2020 | 10/26/2020 | | | | | |
| 00207 | NORTHEAST PAVING | 430.372 | 68006020 | 484.61 | | | | 484.61 | | N |
| Road: Asphalt | | | | 11/15/2020 | 10/26/2020 | | | | | |
| Name: NORTHEAST PAVING | | | | 2295.38 | | | | 2295.38 | | |
| 00657 | OFFICE DEPOT | 410.210 | 125764813001 | 12.79 | | | | 12.79 | | N |
| Police: Office Supplies | | | | 11/15/2020 | 10/16/2020 | | | | | |
| 00657 | OFFICE DEPOT | 406.210 | 128057995001 | 181.04 | | | | 181.04 | | N |
| Office Supplies | | | | 11/15/2020 | 10/16/2020 | | | | | |

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:08 pm
Date: 11/12/2020
Page: 3

By Name
Cutoff as of: 12/31/9999

Due Dates: 11/15/2020 thru 11/15/2020

| Vendor | Name/Desc | Acct#/Proj | Invoice# | Amount Due | Discount | Cancelled | Paid | Un-Paid | Check# | Check Amt. |
|----------------------------------|--|-----------------|----------------------------|-----------------------|------------|-----------|------|---------|--------|------------|
| 00657 | OFFICE DEPOT office Supplies | 406.210 1020 | 128058313001 10/02/2020 | 85.71 11/15/2020 | 10/09/2020 | | | 85.71 | N | |
| 00657 | OFFICE DEPOT Cleaning Supplies | 409.226 1020 | 128058313001 10/02/2020 | 42.07 11/15/2020 | 10/09/2020 | | | 42.07 | N | |
| 00657 | OFFICE DEPOT office Supplies | 406.210 1020 | 128376234001 10/07/2020 | 55.16 11/15/2020 | 10/16/2020 | | | 55.16 | N | |
| 00657 | OFFICE DEPOT office Supplies | 406.210 1020 | 132207606001 10/26/2020 | 186.45 11/15/2020 | 11/06/2020 | | | 186.45 | N | |
| 00657 | OFFICE DEPOT office Supplies | 406.210 1020 | 132211091001 10/26/2020 | 362.08 11/15/2020 | 11/06/2020 | | | 362.08 | N | |
| Name: OFFICE DEPOT | | | | 925.30 | | | | 925.30 | | |
| 00830 | SHOUP ENGINEERING IN Engineering: Hunt Club | 408.319 1020 | 20-365 10/31/2020 | 510.00 11/15/2020 | 11/04/2020 | | | 510.00 | N | |
| 00830 | SHOUP ENGINEERING IN Engineering: Miscellaneous | 408.313 1020 | 20-366 10/31/2020 | 1134.00 11/15/2020 | 11/04/2020 | | | 1134.00 | N | |
| 00830 | SHOUP ENGINEERING IN Engineering: Leo's Landscaping | 408.319 1020 | 20-367 10/31/2020 | 153.00 11/15/2020 | 11/04/2020 | | | 153.00 | N | |
| 00830 | SHOUP ENGINEERING IN Engineering: Oakwood Heights | 408.319 1020 | 20-368 10/31/2020 | 204.00 11/15/2020 | 11/04/2020 | | | 204.00 | N | |
| 00830 | SHOUP ENGINEERING IN Engineering: McIntyre Heights | 408.319 1020 | 20-369 10/31/2020 | 25.50 11/15/2020 | 11/04/2020 | | | 25.50 | N | |
| Name: SHOUP ENGINEERING INC. | | | | 2026.50 | | | | 2026.50 | | |
| 00074 | STEPHENSON EQUIPMENT Road: High Lift repairs | 430.374 1020 | 18034130 10/20/2020 | 271.36 11/15/2020 | 10/27/2020 | | | 271.36 | N | |
| Name: STEPHENSON EQUIPMENT, INC. | | | | 271.36 | | | | 271.36 | | |
| 00577 | TOSHIBA FINANCIAL SE Twp:Lease & Maintenance of Cop | 406.261 1020 | 5012395292 10/20/2020 | 249.17 11/15/2020 | 10/26/2020 | | | 249.17 | N | |
| 00577 | TOSHIBA FINANCIAL SE Police:Lease & Maintenance of | 410.261 1020 | 5012395292 10/20/2020 | 244.94 11/15/2020 | 10/26/2020 | | | 244.94 | N | |
| Name: TOSHIBA FINANCIAL SERVICES | | | | 494.11 | | | | 494.11 | | |

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:08 pm
Date: 11/12/2020
Page: 4By Name
Cutoff as of: 12/31/9999

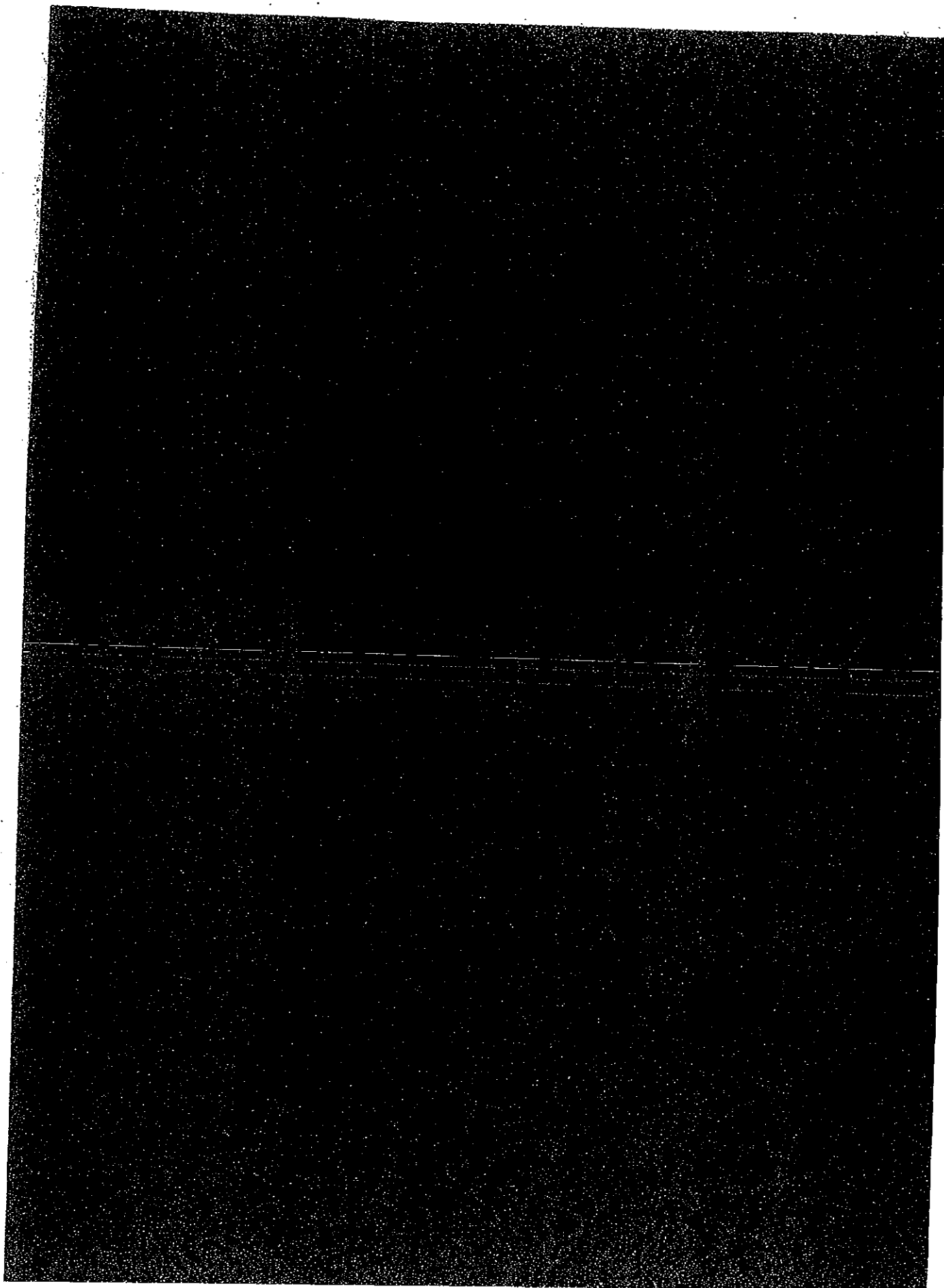
Due Dates: 11/15/2020 thru 11/15/2020

| Vendor | Name/Desc | Acct#/Proj | Invoice# | Amount Due | Discount | Cancelled | Paid | Un-Paid | Check# | Check Amt. |
|----------------------------------|--|------------|----------------------|-----------------------|----------|------------|------|---------|--------|------------|
| 00067 | TRISTANI BROTHERS, I 430.374 Road:F550-brakes & repairs/rot1120 | | 201012 11/01/2020 | 1644.34 11/15/2020 | | 11/12/2020 | | 1644.34 | | N |
| 00067 | TRISTANI BROTHERS, I 430.374 Road:20212 Svc Trk:inspection 1120 | | 201013 11/01/2020 | 190.00 11/15/2020 | | 11/12/2020 | | 190.00 | | N |
| Name: TRISTANI BROTHERS, INC. | | | | | | | | | | |
| 00813 | TUCKER/ARENSBERG ATT 404.111 Legal Services: General 1020 | | 608115 10/31/2020 | 2348.70 11/15/2020 | | 11/12/2020 | | 2348.70 | | N |
| 00813 | TUCKER/ARENSBERG ATT 404.111 Legal Services:Olympus Gas wel1020 | | 608116 10/31/2020 | 139.50 11/15/2020 | | 11/12/2020 | | 139.50 | | N |
| 00813 | TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer 1020 | | 608116 10/31/2020 | 500.00 11/15/2020 | | 11/12/2020 | | 500.00 | | N |
| Name: TUCKER/ARENSBERG ATTORNEYS | | | | | | | | | | |
| | | | | | | | | 2988.20 | | |

FINAL TOTALS:

25967.05

25967.05



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: November 10, 2020

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

JB

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

Points of Interest

October 2020

Chief Jonathan Lape

- October 14- Interview for part time officer (Sergeant Loper, Officer Petosky, and Officer Evan attended)
- October 19- Attended DUI Association meeting at West Deer Municipal Building
- October 19, 20, 22, 23- Assisted Sergeant Shurina with ALICE Drills at all Deer Lakes Schools.

K9 Officer Edward Newman

- Car out of service

Sergeant Mikus & Officer Petosky

- October 9- Training at Ross Township Annex and Monastery. Training focused on interior movement tactics, and explosive breaching.
- October 23- Training at Ross Township Annex and Monastery. Training focused on hostage rescue, lighted and non-lighted conditions, and planning for training in 2021.
- October 30- Officer Petosky worked on instructions for use for the robot that was acquired by WDPD 1033 program to disseminate to his team for training purposes.

Explorers

- Cancelled for both weeks

Deer Lakes School District

- October 2- General Security for football game against E. Allegheny- Officers Trocki, Fedunok, Elza, and Fallen attended.
- October 16- General Security for football game against N. Catholic- Officer Dobson, Sergeant Mikus, Officer Elza, and Officer Brand attended.
- October 19- ALICE Drills at East Union and Middle School
- October 20- ALICE Drills at Curtisville and High School
- October 22- ALICE Drills at East Union and High School
- October 23- ALICE Drills at Curtisville and Middle School

Misc. Details

- October 19- Officer Dobson conducted a DUI Task Force meeting at West Deer Municipal Building. Sergeant Loper also attended.
- October 21- Defensive Tactics Training. Sergeant Shurina instructed. Sergeant Loper, Officers Newman, Gizienski, Vulakovich, Brand, and Dobransky attended.
- October 27-Admin Asst. Jen Borczyk applied for part time officer Lindner's Certification Number.
- October 28- Officer Burk assisted resident with child car seat safety check.

OFFICER'S MONTHLY REPORT
OCTOBER 2020

| | <u>CURRENT MONTH</u> | <u>PREVIOUS MONTH TO DATE</u> | <u>YEAR TO DATE</u> |
|----------------------------------|----------------------|-------------------------------|---------------------|
| REPORTABLE CALLS FOR SERVICE | 55 | 540 | 595 |
| CALLS FOR SERVICE/FIELD CONTACTS | 526 | 4,058 | 4584 |
| ALL OTHER CALLS | 513 | 4,076 | 4589 |
| TOTALS CALLS FOR SERVICE | 1094 | 8,670 | 9764 |

ARRESTS

| | | | |
|-----------------------|---|-----|-----|
| ADULT | 7 | 34 | 41 |
| JUVENILE | 1 | 0 | 1 |
| TRAFFIC CITATIONS | 7 | 104 | 111 |
| NON TRAFFIC CITATIONS | 1 | 24 | 25 |
| PARKING CITATIONS | 0 | 7 | 7 |
| WARNINGS | 7 | 52 | 59 |

PERSONNEL

| | | | |
|--|---|---|---|
| GRIEVANCES FILED BY POLICE OFFICERS | 0 | 0 | 0 |
| CITIZENS COMPLAINTS ON POLICE OFFICERS | 0 | 0 | 0 |
| LETTERS COMMENDING POLICE OFFICERS | 0 | 5 | 5 |

VEHICLE REPORTS

| | | | |
|--------------------------|----------|-----------|-----------|
| TOTAL MILES TRAVELED | 10,021 | 92,992 | 103,013 |
| GALLONS OF GASOLINE USED | 615.8 | 7,680.60 | 8296.4 |
| REPAIRS/MAINTENANCE | 2,138.23 | 10,654.96 | 12,793.19 |

OVERTIME PAID

| | | | |
|-----------------------------|----|--------|--------|
| COURT (OFF DUTY) | 30 | 90.00 | 120 |
| PRELIMINARY HEARINGS | 4 | 10.00 | 14 |
| PRETRIAL | | 0.00 | 0 |
| INVESTIGATIONS | 1 | 64.25 | 65.25 |
| ARRESTS | | 27.00 | 27 |
| SPEED CHECKS | | 0.00 | 0 |
| PRIVATE CONTRACTS | | 0.00 | 0 |
| MISC. HOURS - FILLED SHIFTS | 8 | 83.00 | 91 |
| MISC. HOURS - ADMIN. HOURS | | 0.00 | 0 |
| MISC. HOURS | | 92.00 | 92 |
| TOTAL HOURS | 43 | 366.25 | 409.25 |

OFFICER'S MONTHLY REPORT
OCTOBER 2020

| QUARTERLY REPORT | 2019 YEAR TO DATE | 2020 YEAR TO DATE |
|--|----------------------|----------------------|
| REPORTABLE CALLS FOR SERVICE | 625 | 595 |
| CALLS FOR SERVICE/FIELD CONTACTS | 4,908 | 4,584 |
| ALL OTHER CALLS | 4,726 | 4,589 |
| TOTAL CALLS FOR SERVICE | 10,385 | 9,764 |
| <u>ARRESTS</u> | | |
| ADULT | 54 | 41 |
| JUVENILE | 3 | 1 |
| TRAFFIC CITATIONS | 215 | 111 |
| NON TRAFFIC CITATIONS | 17 | 25 |
| PARKING CITATIONS | 0 | 7 |
| WARNINGS | 93 | 59 |
| <u>PERSONNEL</u> | | |
| GRIEVANCES FILED BY POLICE OFFICERS | 0 | 0 |
| CITIZENS COMPLAINTS ON POLICE OFFICERS | 0 | 0 |
| LETTERS COMMENDING POLICE OFFICERS | 8 | 5 |
| <u>VEHICLE REPORTS</u> | | |
| TOTAL MILES TRAVELED | 99,817 | 103,013 |
| GALLONS OF GASOLINE USED | 8,609.13 | 8,296.40 |
| REPAIRS/MAINTENANCE | 14,181.69 | 12,793.19 |
| <u>OVERTIME</u> | | |
| COURT (OFF DUTY) | 85.5 | 120 |
| PRELIMINARY HEARINGS | 36.5 | 14 |
| PRETRIAL | 33 | 0 |
| INVESTIGATIONS | 54.75 | 65.5 |
| ARRESTS | 27 | 27 |
| SPEED CHECKS | 0 | 0 |
| PRIVATE CONTRACTS | 0 | 0 |
| MISC. HOURS - FILLED SHIFTS | 141 | 91 |
| MISC. HOURS - ADMIN HOURS | 0 | 0 |
| ALL OTHER MISC. HOURS | 132.5 | 92 |
| TOTAL HOURS | 477.4 | 409.5 |



West Deer
TOWNSHIP
ALLEGHENY COUNTY PA

POLICE DEPARTMENT

Monthly Report
Deer Lakes School District
SRO / Security Detail & Logs

OCTOBER 2020

WDPD INCIDENT REPORTS

TOTAL: 1

1 Criminal Mischief – General

SRO / SECURITY DETAILS & LOGS

TOTAL: 86

70 Security General
1 Security Cafeteria
- Security Parking Lot

- Instruct SRO Student Program
- Instruct SRO Faculty Program
- Instruct DARE Program

- Attend Court
1 Attend Meeting
- Attend Training

2 Assist Student
1 Assist Teacher
3 Assist Administrator
- Assist Juv. Prob. Officer
- Assist Nurse / EMS
- Assist Other

- Student Transport
- Student Missing / Search
- Student Monitoring

- Suspicious Incident / person
- K-9 Drug Search
8 School Safety Drill
- Other / Miscellaneous

TOTAL ACTIVITY

TOTAL: 87



West Deer
TOWNSHIP
ALLEGHENY COUNTY PA

POLICE DEPARTMENT

TOTAL ACTIVITY BY SCHOOL

| | |
|-------------------|----|
| HIGH SCHOOL | 19 |
| MIDDLE SCHOOL | 20 |
| E.U. INTERMEDIATE | 22 |
| CURT. PRIMARY | 24 |
| ADMIN. BUILDING | 0 |
| BUS GARAGE | 0 |
| OTHER | 2 |

FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: OTH 27124 TOTAL INVOLVEMENTS THIS PERIOD: 1

DARE / SRO CLASSES AND PROGRAMS

DARE

CLASSES INSTRUCTED DURING THIS PERIOD

Number of Classes

Grade Level

None – Due to COVID-19 and class restrictions

SRO Programs

INSTRUCTED DURING THIS PERIOD

Program

School

Date

None – Due to COVID-19 and class restrictions

See attached WDPD reports for more detail and/or any notes regarding specific incidents.

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: 10/1/2020

Report End Date: 10/31/2020

Calls For Service:

| | |
|------------------------------------|----|
| ABANDON VEHICLE - PRIVATE PROPERTY | 1 |
| ALARM ACTIVATION - BUSINESS | 1 |
| ALARM ACTIVATION - BUSSINESS/FALSE | 7 |
| ALARM ACTIVATION - C02 | 1 |
| ALARM ACTIVATION - FIRE | 2 |
| ALARM ACTIVATION - FIRE / FALSE | 2 |
| ALARM ACTIVATION - MEDICAL | 1 |
| ALARM ACTIVATION - RESIDENTIAL | 1 |
| ALARM ACTIVATION - RESIDENTL/FALSE | 7 |
| ANIMAL - COMPLAINT | 16 |
| ASSAULT - STRONG ARM | 1 |
| ASSIST - EMS | 28 |
| ASSIST - EMS (DOA) | 1 |
| ASSIST - OTHER | 3 |
| ASSIST - POLICE | 12 |
| ASSIST - RESIDENT | 5 |
| ASSIST - WELFARE CHECK | 7 |
| ASSIST- EMS (OVERDOSE) | 1 |
| BURGLARY - FORCE (RESIDENTIAL) | 1 |
| CHILD - CHILD LINE REPORTS | 2 |
| CIVIL - COMPLAINT | 1 |
| COURT - WARRANT SERVICE | 1 |
| CRIMINAL MISCHIEF - BUSINESS | 1 |
| CRIMINAL MISCHIEF - GENERAL | 3 |
| CRIMINAL MISCHIEF - RESIDENTIAL | 2 |
| DISABLED VEHICLE - GENERAL | 3 |
| DISORDERLY CONDUCT - GENERAL | 2 |
| DOMESTIC - PHYSICAL | 5 |
| DOMESTIC - VERBAL | 6 |
| ESCORT - PERSON | 1 |
| ESCORT - VEHICLE | 1 |
| FIRE - BURNING COMPLAINT | 4 |
| FIRE - OTHER | 1 |
| FRAUD - GENERAL | 7 |
| HARASSMENT - COMMUNICATIONS | 1 |
| HARASSMENT - TERRORISTIC THREATS | 1 |
| HAZARDOUS CONDITION - ROAD HAZARD | 1 |
| HAZARDOUS CONDITION - TREE DOWN | 1 |
| HAZARDOUS CONDITION - UTILITY COMP | 3 |
| HAZARDOUS CONDITION - WIRE DOWN | 2 |
| HUNTING COMPLAINT - GENERAL | 1 |
| LOCAL ORDINANCE - DUMPING | 1 |
| MENTAL COMMITMENT - INVOLUNTARY | 1 |
| MENTAL COMMITMENT - VOLUNTARY | 2 |

Calls For Service:

| | |
|---|-----|
| MISSING PERSON - ADULT MALE | 1 |
| MVA - DUI | 2 |
| MVA - LEAVING THE SCENE | 2 |
| MVA - NON REPORTABLE | 3 |
| MVA - REPORTABLE | 3 |
| NOISE COMPLAINT - RESIDENTIAL | 3 |
| PARKING COMPLAINT - BUSINESS | 3 |
| PARKING COMPLAINT - RESIDENTIAL | 2 |
| PATROL - GENERAL | 160 |
| PFA - SERVICE | 1 |
| PHONE CALLS - GENERAL | 8 |
| POLICE INFORMATION - FOLLOW UP INVEST | 8 |
| POLICE INFORMATION - GENERAL | 14 |
| PREMISES CHECK - BUSINESS | 3 |
| PROPERTY - LOST | 1 |
| SOLICITATION COMPLAINT - GENERAL | 1 |
| SPECIAL DETAIL - ADMINISTRATIVE | 47 |
| SPECIAL DETAIL - CHILD SEAT INSTALLATIO | 1 |
| SPECIAL DETAIL - FINGERPRINT RESIDENT | 2 |
| SPECIAL DETAIL - OTHER / MISC. | 12 |
| SPECIAL DETAIL - PATROL | 2 |
| SPECIAL DETAIL - PUBLIC RELATIONS | 1 |
| SPECIAL DETAIL - SECURITY | 3 |
| SRO DETAIL - ASSIST ADMINISTRATOR | 3 |
| SRO DETAIL - ASSIST STUDENT | 2 |
| SRO DETAIL - ASSIST TEACHER | 1 |
| SRO DETAIL - ATTEND MEETING | 1 |
| SRO DETAIL - SCHOOL SAFETY DRILL | 8 |
| SRO DETAIL - SECURITY (CAFETERIA) | 1 |
| SRO DETAIL - SECURITY (GENERAL) | 70 |
| SUSPICIOUS - NOISE | 1 |
| SUSPICIOUS - OTHER | 1 |
| SUSPICIOUS - PERSON | 3 |
| SUSPICIOUS - VEHICLE | 1 |
| THEFT - BUSINESS | 1 |
| THEFT - FROM MOTOR VEHICLE | 1 |
| THEFT - IDENTITY | 2 |
| THEFT - OTHER | 1 |
| TRAFFIC - COMPLAINT | 4 |
| TRAFFIC - DETAIL | 11 |
| TRAFFIC - RADAR SPEED SIGN | 3 |
| TRAFFIC - STOP | 30 |
| TRESPASS - BUSINESS | 1 |

TOTAL CALLS FOR SERVICE: 581

Subtract Reportable DI# : 55

TOTAL N.R. CALLS FOR SERVICE:

Part I Offenses

| Crime | Amount | Classification on UCR Return A |
|-------------------------------|--------|--------------------------------|
| Assault- Strong Arm | 1 | 04.D Assault- Strong Arm |
| Burglary- Force (Residential) | 1 | 05.A Burglary Forcible Entry |
| Theft- Business | 1 | 06. Larceny- Theft |
| Theft- From Motor Vehicle | 1 | 06. Larceny- Theft |
| Theft- Other | 1 | 06. Larceny- Theft |
| Theft- Identity | 5 | 06. Larceny- Theft |

Part II Offenses

| | | |
|---------------------------------|---|----------------------------------|
| Criminal Mischief- Business | 1 | 140. Vandalism |
| Criminal Mischief- General | 3 | 140. Vandalism |
| Criminal Mischief- Residential | 2 | 140. Vandalism |
| Disorderly Conduct | 2 | 240. Disorderly Conduct |
| Domestic- Physical | 5 | 260. All Other Offenses |
| Domestic- Verbal | 6 | 260. All Other Offenses |
| Fraud- General | 7 | 110. Fraud |
| Harassment- Communications | 1 | 240. Disorderly Conduct |
| Harassment- Terroristic Threats | 1 | 240. Disorderly Conduct |
| MVA- DUI | 2 | 210. Driving Under the Influence |
| Trespass- Business | 1 | 260. All Other Offenses |

Date Printed:
11/2/2020

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: 10/1/2020

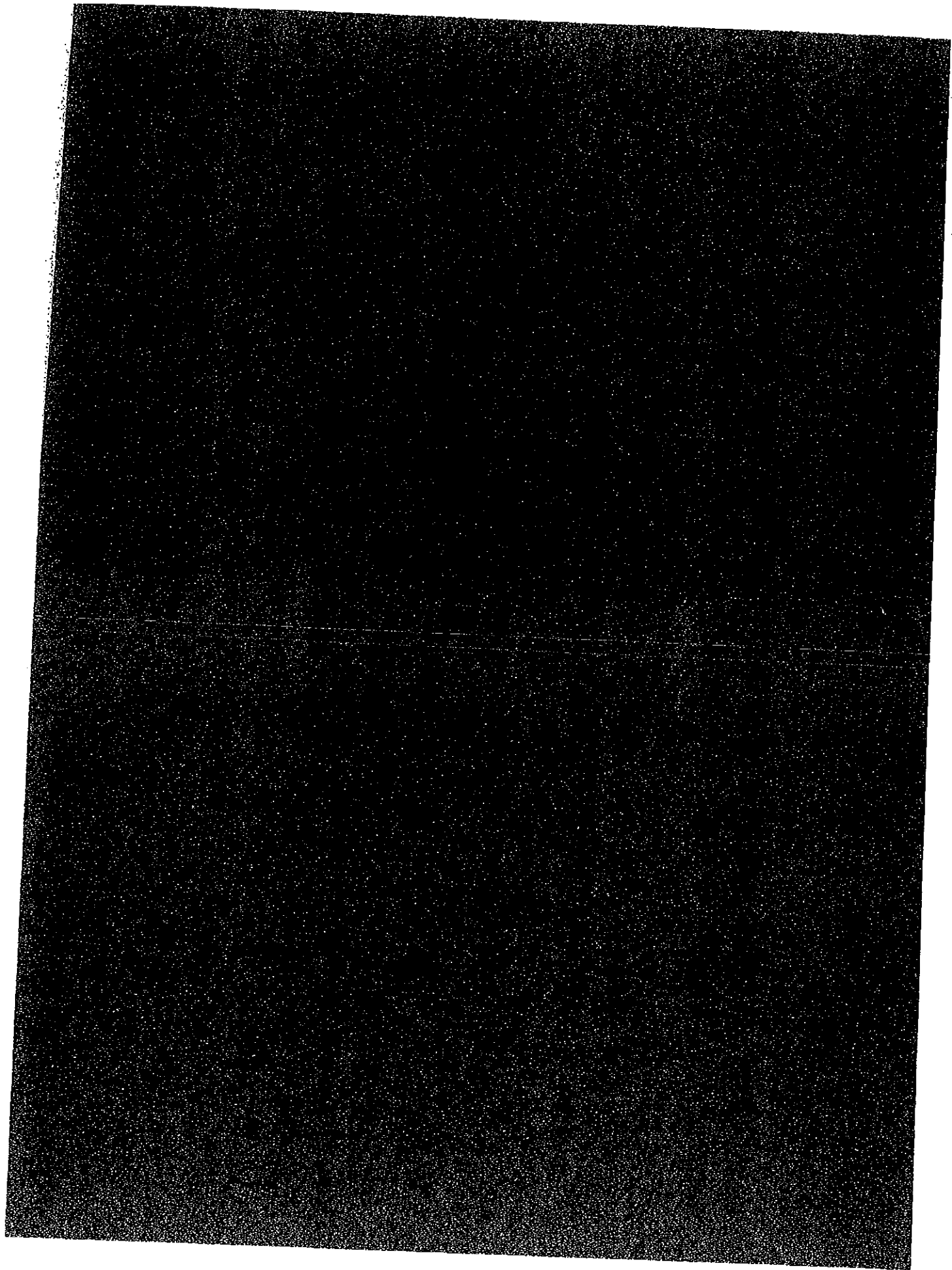
Report End Date: 10/31/2020

| ARREST DATE | D I # | SIGNAL CODE | JUVENILE ARREST |
|-------------|----------|-----------------------------------|-----------------|
| 10/7/2020 | 20200424 | SEX CRIMES - AGG INDECENT ASSAULT | JUVENILE ARREST |
| 10/8/2020 | 20200554 | MVA - DUI | |
| 10/9/2020 | 20200521 | HARASSMENT - GENERAL | |
| 10/12/2020 | 20200561 | DOMESTIC - PHYSICAL | |
| 10/16/2020 | 20200573 | DOMESTIC - PHYSICAL | |
| 10/19/2020 | 20200477 | MVA - DUI | |
| 10/25/2020 | 20200587 | ASSAULT - STRONG ARM | |
| 10/25/2020 | 20200588 | MVA - DUI | |

TOTAL ARRESTS: 8

TOTAL ADULT ARRESTS:

TOTAL JUV. ARRESTS:



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 OCTOBER
PUBLIC WORKS DEPARTMENT

ROADS

- Install 240' of 12" pipe on Shuster Road and catch basin.
- Install 60' of 6" French drain pipe and catch basin.
- Repair spot on Martin Road approximately 200'.
- Place hot asphalt on spot on Martin and Shuster Roads.
- Install wedge curb on Michael Road hot asphalt.
- Finish crack sealing at Curtisville #2, Bairdford, Hytyre Farm and Nike Site.

TRUCKS & EQUIPMENT

- Replace starter on Hustler lawn mower.
- Replace turbo intercooling tube on truck #7.
- Finish repairing bucket on excavator.
- Grease and wash trucks.

MISCELLANEOUS

- Repair Grubbs Road and stop sign.
- Install Spruce Street sign.
- Install Veteran Banners.
- Fix diesel pump.
- Load leave into dumpster.
- Dump more fill on Martin.
- Plant grass and put reclaim where water line was repaired at park.
- Pull snow removal equipment from storage and work on it.
- Fix shingles on salt shed roof.
- Reattach playground piece that was broke in Curtisville playground.
- Changed light sensor at Municipal building.
- Clean catch basins.
- Cut grass.
- Mow weeds.

PA1 Calls

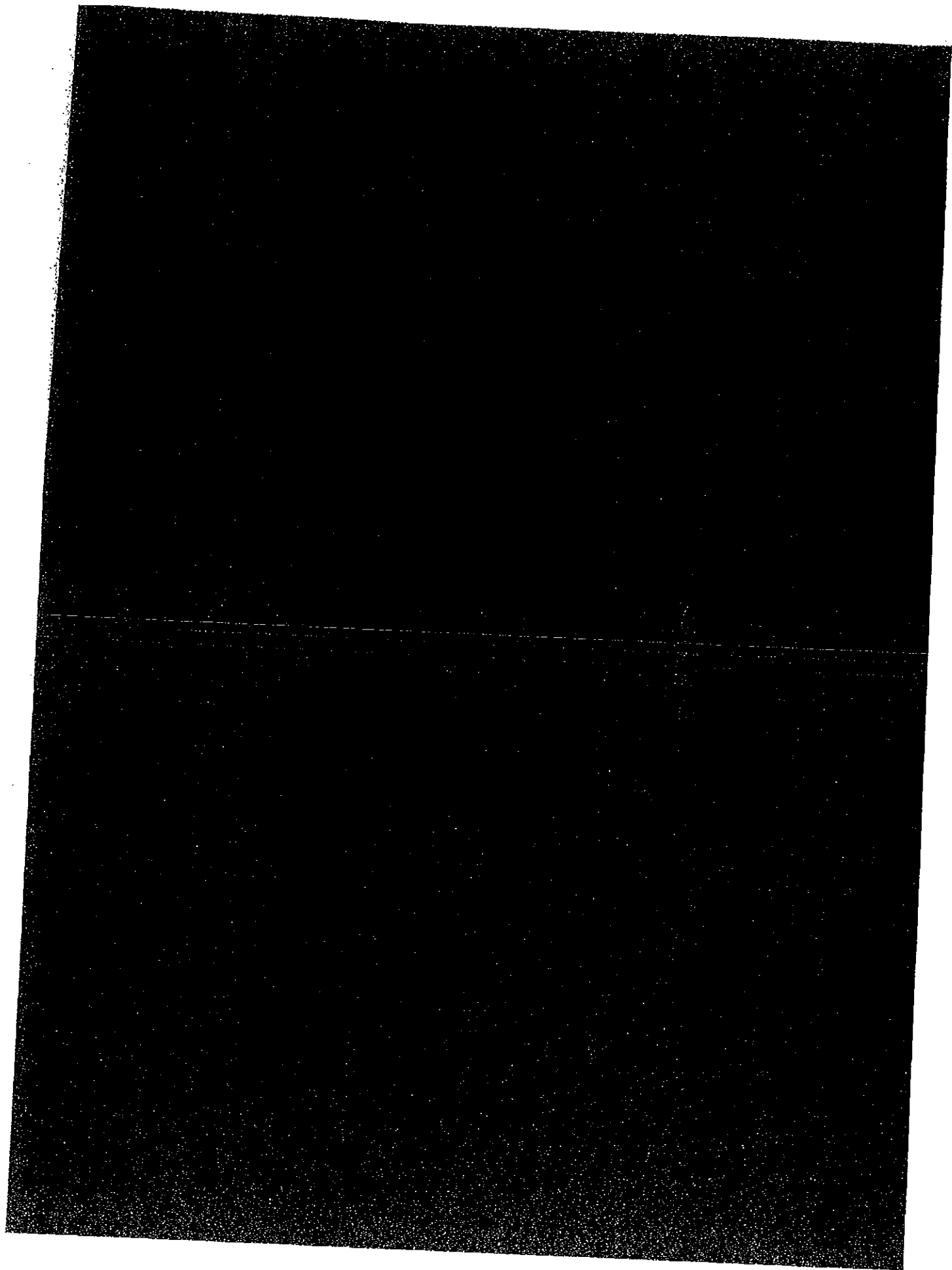
76

OT

7.5 hrs – Park Cleaning


Kevin Olar

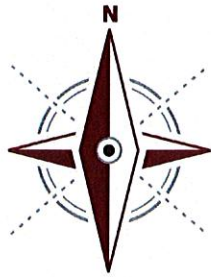
11-10-2020
Date



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

OCTOBER 2020 ENGINEER'S REPORT WEST DEER TOWNSHIP

Prepared November 12, 2020

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – October 21, 2020

Planning Commission Meeting – October 22, 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. The contractor has completed the work.

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

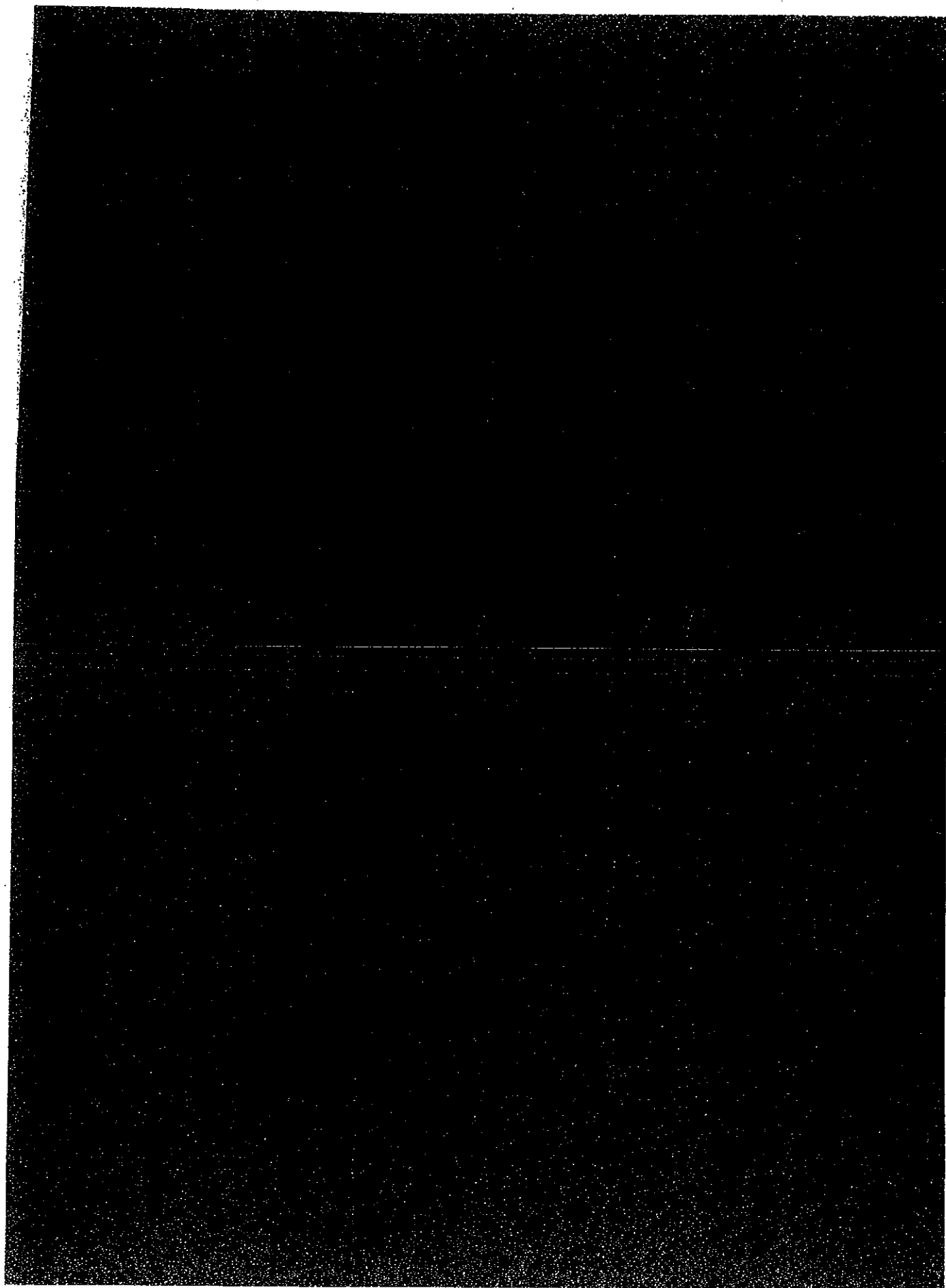
Leo's Landscaping – reviews of this land development plan were performed and the latest review letter was issued on October 15, 2020.

McIntyre Heights – reviews of this final PRD plan were performed and the latest review letter was issued on September 21, 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?

Code Enforcement

October 31, 2020

1. Issued 31 Occupancy Permits
2. Issued 14 Building Permits
3. Performed 71 site inspections
4. Planning commission meeting was held. Agenda meeting items included Protect PT presentation on the impacts of gas well noise on surrounding areas. Workshop items included updating the Short form for small commercial development as well as finished up the regulations for food trucks that will go in the zoning ordinance update.
5. No Zoning Hearing Board meeting was held.
6. Initiated 4 complaint investigations.
7. Issued 1 citation.
8. Attended court for 39 citations.
9. Continued work on the Zoning Ordinance, specifically food truck regulations.



William Payne

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

| Permit Date | Permit Number | Lot Block | Applicant Name | Street Address | Use | New Construction |
|-------------|---------------|----------------|---|------------------------|-----------------------|------------------|
| 10/06/2020 | O20-185 | 2011-E-85-1157 | Raymond E. Miller | 1157 LINKS WAY | Single Family Home | No |
| 10/06/2020 | O20-186 | 1216-D-116 | Andrea and Michael Hilliard | 2391 SAXONBURG BLVD | Business | No |
| 10/06/2020 | O20-187 | 1216-D-096 | Andrea and Michael Hilliard | 2387 SAXONBURG BLVD | Business | No |
| 10/06/2020 | O20-188 | 1214-N-74 | Patrick M. Jones | 4767 BAYFIELD RD | Single Family Home | No |
| 10/06/2020 | O20-189 | 1508-E-282 | Cathy Alexander | 4237 HAVENCREST DR | Single Family Home | No |
| 10/06/2020 | O20-190 | 1360-H-094 | Jeffrey P. Kifer & Deanna L. Porco | 243 SHAGBARK DR | Single Family Home | No |
| 10/07/2020 | O20-191 | 1671-B-173 | Christina M. McCune and Randall E. Croker | 545 BENJAMIN ST | Single Family Home | No |
| 10/07/2020 | O20-192 | 2010-E-268 | Palmeini, Matteo, & Jenna | 36 HUNTER RD | Single Family Home | No |
| 10/08/2020 | O20-193 | 1667-N-68-B | Dennis P. and Marjorie A. Fela | 973 COPPER CREEK TRAIL | Duplex/Carriage House | Yes |
| 10/08/2020 | O20-194 | 1508-A-82-B | Gary J. and Karen Orchowski | 964 COPPER CREEK TRAIL | Duplex/Carriage House | Yes |
| 10/13/2020 | O20-195 | 1357-F-134 | Rosemarie A. Dileo | 134 STEEPLECHASE | Single Family Home | No |

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

| | | | | | | |
|------------|---------|----------------|--------------------------------------|-----------------------------------|--------------------|-----|
| 10/16/2020 | O20-196 | 2193-K-285 | Ian and Erin Smith | 972 DEER CREEK RD | Single Family Home | No |
| 10/20/2020 | O20-197 | 1669-N-530 | Roger Wood | 135 CEDAR LANE | Single Family Home | No |
| 10/20/2020 | O20-198 | 2194-S-230 | Yvonne & William Spencer | 4708 BAKERSTOWN CULMERVILLE RD | Single Family Home | No |
| 10/20/2020 | O20-199 | 1510-L-262 | Joseph Michael & Ann Therese Mele | 350 WEST STARZ RD. | Single Family Home | No |
| 10/20/2020 | O20-200 | 1669-J-21 | James Myers | 247 ORCHARD ST | Single Family Home | No |
| 10/21/2020 | O20-201 | 1360-H-186 | Roy K. Newcamp, Jr. | 419 LINDEN DR | Single Family Home | No |
| 10/21/2020 | O20-202 | 1511-C-3 | Derek and Tanya Heinrichs | 1213 SANDSTONE CT | Single Family Home | No |
| 10/21/2020 | O20-203 | 1670-L-100 | Frank and Caroline Armanini, Jr. | 1116 STONECREST DR | Single Family Home | No |
| 10/21/2020 | O20-204 | 1360-S-186 | Robert Haigis | 63 GREENLEAF DR | Single Family Home | No |
| 10/21/2020 | O20-206 | 1666-R-100-19A | BRENNAN GROUP, LP | 348 SADDLEBROOK RD | Single Family Home | Yes |
| 10/27/2020 | O20-207 | 2011-E-85-1110 | Jerry and Donna MacDonald | 1110 LINKS WAY | Single Family Home | No |

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

| | | | | | | |
|------------|---------|----------------|---|---------------------|--------------------|----|
| 10/27/2020 | O20-208 | 1507-D-133 | Michael John & Francis Louise Puskar | 123 WALKER LANE | Single Family Home | No |
| 10/27/2020 | O20-209 | 1671-B-93 | Justin W. Baker | 95 FORD ST | Single Family Home | No |
| 10/27/2020 | O20-210 | 1666-R-100-31C | Thomas B. and June Greco | 369 SADDLEBROOK RD. | Single Family Home | No |
| 10/27/2020 | O20-211 | 1219-N-336 | Steven J. Finnegan | 1006 MACARTHUR DR | Single Family Home | No |
| 10/28/2020 | O20-212 | 1360-B-222 | Paul Manno | 196 MCCLURE RD | Single Family Home | No |
| 10/28/2020 | O20-213 | 1669-K-284 | Cameron R. Ehrin | 224 ORCHARD ST | Single Family Home | No |
| 10/29/2020 | O20-214 | 1359-D-395 | James Bauer | 35 GRUBBS RD | Single Family Home | No |
| 10/29/2020 | O20-215 | 1214-J-349 | David B. Panfili and Jana Zoric | 4830 TREMONT DR | Single Family Home | No |
| 10/29/2020 | O20-216 | 1214-J-010 | William & Kellie Walsh | 4745 BAYFIELD RD | Single Family Home | No |

Total Fees Collected by Month

October- \$750

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

| Total Fees Collected | |
|----------------------|--|
| Grand Total - \$750 | |

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

| Permit Date | Permit Number | Type | Owner | Address | Parcel ID | Construction Cost | Fees Collected |
|-------------|---------------|---------------------|-----------------------------------|--------------------|------------|-------------------|----------------|
| 10/01/2020 | P20-161 | Accessory Structure | PATRICIA DAVIDSON | 1143 EISENHOWER DR | 1218-M-193 | \$5,455.00 | \$45.00 |
| 10/01/2020 | P20-162 | Accessory Structure | MALLORY CAVANAUGH | 48 MAGILL DR | 1360-B-078 | \$950.00 | \$20.00 |
| 10/01/2020 | P20-163 | Fence | Andrew Micael & Lori Ann Frunceck | 57 WOODHILL DR | 1360-M-140 | \$500.00 | \$10.00 |
| 10/02/2020 | P20-164 | Porch with Roof | Kevin & Lauren Norman | 4834 TREMONT DR | 1214-J-338 | \$18,000.00 | \$105.00 |
| 10/05/2020 | P20-165 | Deck | ALEJANDRA CASTELLON | 1006 FIELDSTONE DR | 1670-R-42 | \$2,800.00 | \$30.00 |
| 10/05/2020 | P20-166 | Shed | KELCY WAGNER | 14 HENRY RD | 2386-M-192 | \$1,500.00 | \$25.00 |
| 10/06/2020 | P20-167 | Shed | MARK & PATTY MCDERMOTT | 367 McIntyre Road | 1834-K-164 | \$2,800.00 | \$30.00 |
| 10/08/2020 | P20-168 | Fence | Andrew Micael & Lori Ann Frunceck | 57 WOODHILL DR | 1360-M-140 | \$500.00 | \$10.00 |
| 10/15/2020 | P20-169 | Deck | MASTER PARTICIPATION TRUST | 4302 PARADISE DR | 1508-J-367 | \$8,000.00 | \$55.00 |
| 10/16/2020 | P20-170 | Addition | ARTHUR & KATHLEEN OSELE JR | 45 FAWN ST | 1672-N-316 | \$28,000.00 | \$149.40 |
| 10/19/2020 | P20-171 | Pole Building/Barn | DAVID R DULL | 77 MCCLURE RD | 1360-N-106 | \$25,000.00 | \$140.00 |

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

| | | | | | | | |
|-------------------|---------|--------------------|----------------------------|------------------|------------|---------------------|-----------------|
| 10/20/2020 | P20-172 | Deck | Theresa Celli | 248 ASH LANE | 1668-R-238 | \$3,379.00 | \$35.00 |
| 10/20/2020 | P20-173 | Pole Building/Barn | RONALD L & CAROL HAUGHT | 158 SUPERIOR RD | 1838-S-36 | \$6,000.00 | \$45.00 |
| 10/26/2020 | P20-174 | Deck | MASTER PARTICIPATION TRUST | 4302 PARADISE DR | 1508-J-367 | \$2,500.00 | \$27.50 |
| Totals: 14 | | | | | | \$105,384.00 | \$726.90 |

| Permit Type | Count | Construction Cost | Fee Total |
|---------------------|-------|-------------------|-----------|
| Accessory Structure | 2 | \$6,405.00 | \$65.00 |
| Addition | 1 | \$28,000.00 | \$149.40 |
| Deck | 4 | \$16,679.00 | \$147.50 |
| Fence | 2 | \$1,000.00 | \$20.00 |
| Pole Building/Barn | 2 | \$31,000.00 | \$185.00 |
| Porch with Roof | 1 | \$18,000.00 | \$105.00 |
| Shed | 2 | \$4,300.00 | \$55.00 |

| Permit Status | Count | Construction Cost | Fee Total |
|---------------|-------|-------------------|-----------|
| Issued | 14 | \$105,384.00 | \$726.90 |

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 10/01/2020 To 10/31/2020

| Date | Inspection Type | Owner | Parcel Owner Mailing | Legal Address | Parcel ID | Status | Inspector |
|-----------|----------------------|-------|---|----------------------|------------|-----------|---------------|
| 10/1/2020 | Occupancy Inspection | | 4767 Bayfield Rd., Allison Park, PA, 15101 | 4767 BAYFIELD RD | 1214-N-74 | Passed | William Payne |
| 10/1/2020 | Complaint Follow Up | | 70 Stewart Street, Tarentum, PA, 15084 | 70 Stewart Street | 2196-S-241 | Completed | William Payne |
| 10/1/2020 | Complaint Follow Up | | 382 PARTRIDGE RUN RD, GIBSONIA, PA, 15044 | 382 PARTRIDGE RUN RD | 1357-A-379 | Passed | William Payne |
| 10/1/2020 | Occupancy Inspection | | 4767 Bayfield Rd., Allison Park, PA, 15101 | 4767 BAYFIELD RD | 1214-N-74 | Passed | William Payne |
| 10/1/2020 | Complaint Follow Up | | 2022 CHURCH ST, RUSSELLTON, PA, 15076 | 2022 CHURCH ST | 1361-M-131 | Passed | William Payne |
| 10/5/2020 | Drywall | | 51 MAGILL DR, CHESWICK, PA, 15024 | 51 MAGILL DR | 1360-B-060 | Passed | William Payne |
| 10/5/2020 | Framing | | 1161 Eisenhower, Russellton, Pa, 15076 | 1161 EISENHOWER DR | 1218-M-173 | Passed | William Payne |
| 10/5/2020 | Complaint Follow Up | | 2060 SAXONBURG BLVD, GIBSONIA, PA, 15044 | 2060 SAXONBURG BLVD | 1511-F-394 | Passed | William Payne |
| 10/5/2020 | Complaint Follow Up | | 3562 HUNTERTOWN RD, ALLISON PARK, PA, 15101 | 3562 HUNTERTOWN RD | 1214-K-16 | Passed | William Payne |
| 10/5/2020 | Complaint Follow Up | | 20 DEER ST, TARENTUM, PA, 15084 | 20 DEER ST | 1672-J-045 | Completed | William Payne |
| 10/5/2020 | Complaint Follow Up | | 247 OAK RD, BAIRD FORD, PA, 15006 | 247 OAK RD | 1668-R-324 | Completed | William Payne |
| 10/5/2020 | Complaint Follow Up | | 1022 BEECHNUT ST, TARENTUM, PA, 15084 | 1022 BEECHNUT ST | 2197-N-17 | Completed | William Payne |
| 10/5/2020 | Complaint Follow Up | | 244 EAST UNION ROAD, CHESWICK, PA, 15024 | 244 EAST UNION ROAD | 1360-M-389 | Completed | William Payne |
| 10/6/2020 | Occupancy Inspection | | 2391 Saxonburg Blvd., Cheswick, PA, 15024 | 2391 SAXONBURG BLVD | 1216-D-116 | Passed | William Payne |
| 10/6/2020 | Framing | | 7 MCKRELL RD, TARENTUM, PA, 15084 | 7 MCKRELL RD | 1512-S-274 | Passed | William Payne |
| 10/6/2020 | Complaint Follow Up | | 1848 SAXONBURG BLVD, TARENTUM, PA, 15084 | 1848 SAXONBURG BLVD | 1670-D-335 | Passed | William Payne |
| 10/6/2020 | Occupancy Inspection | | 2391 Saxonburg Blvd., Cheswick, PA, 15024 | 2391 SAXONBURG BLVD | 1216-D-116 | Passed | William Payne |
| 10/7/2020 | Insulation | | 6 DEER PARK DR, CHESWICK, PA, 15024 | 6 DEER PARK DR | 1360-M-198 | Passed | William Payne |
| 10/7/2020 | Occupancy Inspection | | 134 Steeplechase Dr., Gibsonia, PA, 15044 | 134 STEEPLECHASE | 1357-F-134 | Passed | William Payne |
| 10/7/2020 | Occupancy Inspection | | 134 Steeplechase Dr., Gibsonia, PA, 15044 | 134 STEEPLECHASE | 1357-F-134 | Passed | William Payne |

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 10/01/2020 To 10/31/2020

| Inspection Date | Inspection Type | Parcel Owner | Parcel Owner Mailing | Legal Address | Parcel ID | Status | Inspector |
|-----------------|----------------------|--------------|--|--------------------------------|----------------|-----------|---------------|
| 10/8/2020 | Footer | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 962 COPPER CREEK TRAIL | 1508-A-82-A | Passed | William Payne |
| 10/12/2020 | Complaint Follow Up | | 4571 BAKERSTOWN CULMERVILLE, GIBSONIA, PA, 15044 | 4571 BAKERSTOWN CULMERVILLE | 2194-J-203 | Passed | William Payne |
| 10/12/2020 | Complaint Follow Up | | 539 Baranof Ave., Fairbanks, Alaska, 99701 | 2024 B CHURCH ST | 1361-M-125 | Completed | William Payne |
| 10/13/2020 | Floodplain | | 2334 E. 43RD ST., ERIE, PA, 16510 | 5241 MIDDLE RD. | 1356-S-273 | Passed | William Payne |
| 10/13/2020 | Complaint Follow Up | | 4095 BAKERSTOWN CULMERVILLE, GIBSONIA, PA, 15044 | 4095 BAKERSTOWN CULMERVILLE | 2008-M-376 | Passed | William Payne |
| 10/14/2020 | Occupancy Inspection | | 1116 STONECREST DR, TARENTUM, PA, 15084 | 1116 STONECREST DR | 1670-L-101 | Passed | William Payne |
| 10/15/2020 | Floodplain | | 4365 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044 | 4365 BAKERSTOWN CULMERVILLE RD | 2010-A-038 | Passed | William Payne |
| 10/15/2020 | Foundation | | 2334 E. 43RD ST., ERIE, PA, 16510 | 5241 MIDDLE RD. | 1356-S-273 | Passed | William Payne |
| 10/15/2020 | Complaint Follow Up | | 321 JUNIPER ST, TARENTUM, PA, 15084 | 321 JUNIPER ST | 2012-M-203 | Completed | William Payne |
| 10/16/2020 | Electrical/Plumbing | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 962 COPPER CREEK TRAIL | 1508-A-82-A | Passed | William Payne |
| 10/16/2020 | Floodplain | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 962 COPPER CREEK TRAIL | 1508-A-82-A | Passed | William Payne |
| 10/16/2020 | Electrical/Plumbing | | 964 Copper Creek Trail, Gibsonia, PA, 15044 | 964 COPPER CREEK TRAIL | 1508-A-82-B | Passed | William Payne |
| 10/16/2020 | Footer | | 964 Copper Creek Trail, Gibsonia, PA, 15044 | 964 COPPER CREEK TRAIL | 1508-A-82-B | Passed | William Payne |
| 10/16/2020 | Floodplain | | 964 Copper Creek Trail, Gibsonia, PA, 15044 | 964 COPPER CREEK TRAIL | 1508-A-82-B | Passed | William Payne |
| 10/16/2020 | Electrical/Plumbing | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 966 COPPER CREEK TRAIL | 1667-N-70-A | Passed | William Payne |
| 10/16/2020 | Footer | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 966 COPPER CREEK TRAIL | 1667-N-70-A | Passed | William Payne |
| 10/19/2020 | Final | | 800 S. WASHINGTON ST., EVANS CITY, PA, 16033 | 348 SADDLEBROOK RD | 1666-R-100-19A | Passed | William Payne |
| 10/19/2020 | Electrical/Plumbing | | 800 S. WASHINGTON ST., EVANS CITY, PA, 16033 | 348 SADDLEBROOK RD | 1666-R-100-19A | Passed | William Payne |
| 10/19/2020 | Floodplain | | 800 S. WASHINGTON ST., EVANS CITY, PA, 16033 | 348 SADDLEBROOK RD | 1666-R-100-19A | Passed | William Payne |
| 10/19/2020 | Final | | 973 Copper Creek Trail, Gibsonia, PA, 15044 | 973 COPPER CREEK TRAIL | 1667-N-68-B | Passed | William Payne |

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 10/01/2020 To 10/31/2020

| Inspection Date | Inspection Type | Parcel Owner | Parcel Owner Mailing | Legal Address | Parcel ID | Status | Inspector |
|-----------------|----------------------|--------------|--|--------------------------------|-------------|--------|---------------|
| 10/19/2020 | Electrical/Plumbing | | 973 Copper Creek Trail, Gibsonia, PA, 15044 | 973 COPPER CREEK TRAIL | 1667-N-68-B | Passed | William Payne |
| 10/20/2020 | Final | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 962 COPPER CREEK TRAIL | 1508-A-82-A | Passed | William Payne |
| 10/20/2020 | Final | | 964 Copper Creek Trail, Gibsonia, PA, 15044 | 964 COPPER CREEK TRAIL | 1508-A-82-B | Passed | William Payne |
| 10/20/2020 | Final | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 966 COPPER CREEK TRAIL | 1667-N-70-A | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 4745 Bayfield Rd., Allison Park, PA, 15101 | 4745 BAYFIELD RD | 1214-J-010 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 196 McClure Rd., Cheswick, PA, 15024 | 196 MCCLURE RD | 1360-B-222 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 350 W. Starz Rd., Gibsonia, PA, 15044 | 350 WEST STARZ RD. | 1510-L-262 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 35 Grubbs Road, Cheswick, PA, 15024 | 35 GRUBBS RD | 1359-D-395 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 4708 Bakerstown Culmerville Rd., Gibsonia, PA, 15044 | 4708 BAKERSTOWN CULMERVILLE RD | 2194-S-230 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 419 Linden Dr., Cheswick, PA, 15024 | 419 LINDEN DR | 1360-H-186 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 1213 Sandstone Court E., Tarentum, PA, 15084 | 1213 SANDSTONE CT | 1511-C-3 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 1213 Sandstone Court E., Tarentum, PA, 15084 | 1213 SANDSTONE CT | 1511-C-3 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 419 Linden Dr., Cheswick, PA, 15024 | 419 LINDEN DR | 1360-H-186 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 4708 Bakerstown Culmerville Rd., Gibsonia, PA, 15044 | 4708 BAKERSTOWN CULMERVILLE RD | 2194-S-230 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 35 Grubbs Road, Cheswick, PA, 15024 | 35 GRUBBS RD | 1359-D-395 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 350 W. Starz Rd., Gibsonia, PA, 15044 | 350 WEST STARZ RD. | 1510-L-262 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 196 McClure Rd., Cheswick, PA, 15024 | 196 MCCLURE RD | 1360-B-222 | Passed | William Payne |
| 10/20/2020 | Occupancy Inspection | | 4745 Bayfield Rd., Allison Park, PA, 15101 | 4745 BAYFIELD RD | 1214-J-010 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 247 Orchard St., Bairdford, PA, 15006 | 247 ORCHARD ST | 1669-J-21 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 287 GLASGOW RD., GIBSONIA, PA, 15044 | 287 GLASGLOW RD | 2383-K-184 | Passed | William Payne |

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 10/01/2020 To 10/31/2020

| Inspection Date | Inspection Type | Parcel Owner | Parcel Owner Mailing | Legal Address | Parcel ID | Status | Inspector |
|-----------------|----------------------|--------------|--|--------------------------|--------------------|-----------|---------------|
| 10/21/2020 | Occupancy Inspection | | 135 Cedar Lane, Bairdford, PA, 15006 | 135 CEDAR LANE | 1669-N-530 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 4830 Tremont Dr., Allison Park, PA, 15101 | 4830 TREMONT DR | 1214-J-349 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 224 Orchard St., Bairdford, PA, 15006 | 224 ORCHARD ST | 1669-K-284 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 210 PENN ST, 2ND FL, PITTSBURGH, PA, 15215 | 18 HEMLOCK ST | 1668-H-322 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 224 Orchard St., Bairdford, PA, 15006 | 224 ORCHARD ST | 1669-K-284 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 4830 Tremont Dr., Allison Park, PA, 15101 | 4830 TREMONT DR | 1214-J-349 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 135 Cedar Lane, Bairdford, PA, 15006 | 135 CEDAR LANE | 1669-N-530 | Passed | William Payne |
| 10/21/2020 | Occupancy Inspection | | 247 Orchard St., Bairdford, PA, 15006 | 247 ORCHARD ST | 1669-J-21 | Passed | William Payne |
| 10/22/2020 | Occupancy Inspection | | 1006 MacArthur Dr., Russellton, PA, 15076 | 1006 MACARTHUR DR | 1219-N-336 | Passed | William Payne |
| 10/22/2020 | Complaint Follow Up | | , BAIRDFORD, PA, 15006 | 206 LOCUST ST | 1668-R-132 | Open | William Payne |
| 10/22/2020 | Occupancy Inspection | | 1006 MacArthur Dr., Russellton, PA, 15076 | 1006 MACARTHUR DR | 1219-N-336 | Passed | William Payne |
| 10/26/2020 | Complaint Follow Up | | 26-28 OAK ST., RUSSELLTON, PA, 15076 | 26-28 OAK ST | 1361-M-251 | Completed | William Payne |
| 10/26/2020 | Complaint Follow Up | | 3542 CEDAR RIDGE RD., ALLISON PARK, PA, 15101 | 3542 Cedar Ridge Road | 1214-E-311 | Completed | William Payne |
| 10/26/2020 | Complaint Follow Up | | 49 BURGER RD., CHESWICK, PA, 15024 | 49 BURGER RD | 1360-E-169 | Failed | William Payne |
| 10/26/2020 | Footer | | 1155 MIDDLE RD, GIBSONIA, PA, 15044 | 1155 MIDDLE RD | 1835-A-091 | Passed | William Payne |
| 10/26/2020 | Floodplain | | 1155 MIDDLE RD, GIBSONIA, PA, 15044 | 1155 MIDDLE RD | 1835-A-091 | Passed | William Payne |
| 10/27/2020 | Occupancy Inspection | | 1110 Links Way, Gibsonia, PA, 15044-7704 | 1110 LINKS WAY | 2011-E- 85-1110 | Passed | William Payne |
| 10/27/2020 | Occupancy Inspection | | 123 Walker Lane, Gibsonia, PA, 15044 | 123 WALKER LANE | 1507-D-133 | Passed | William Payne |
| 10/27/2020 | Occupancy Inspection | | 369 Saddlebrook Rd., Gibsonia, PA, 15044 | 369 SADDLEBROOK RD. | 1666-R- 100-31C | Passed | William Payne |
| 10/27/2020 | Occupancy Inspection | | 95 Ford St., Tarentum, PA, 15084 | 95 FORD ST | 1671-B-93 | Passed | William Payne |
| 10/27/2020 | Footer | | 4834 Tremont Dr., Allison Park, PA, 15101 | 4834 TREMONT DR | 1214-J-338 | Passed | William Payne |

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 10/01/2020 To 10/31/2020

| Inspection Date | Inspection Type | Parcel Owner | Parcel Owner Mailing | Legal Address | Parcel ID | Status | Inspector |
|-----------------|----------------------|--------------|---|------------------------|----------------|--------|---------------|
| 10/27/2020 | Occupancy Inspection | | 95 Ford St., Tarentum, PA, 15084 | 95 FORD ST | 1671-B-93 | Passed | William Payne |
| 10/27/2020 | Occupancy Inspection | | 369 Saddlebrook Rd., Gibsonia, PA, 15044 | 369 SADDLEBROOK RD. | 1666-R-100-31C | Passed | William Payne |
| 10/27/2020 | Occupancy Inspection | | 123 Walker Lane, Gibsonia, PA, 15044 | 123 WALKER LANE | 1507-D-133 | Passed | William Payne |
| 10/27/2020 | Occupancy Inspection | | 1110 Links Way, Gibsonia, PA, 15044-7704 | 1110 LINKS WAY | 2011-E-85-1110 | Passed | William Payne |
| 10/29/2020 | Framing | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 949 COPPER CREEK TRAIL | 1508-A-88-A | Passed | William Payne |
| 10/29/2020 | Framing | | 4201 COHASSET LN, ALLISON PARK, PA, 15101 | 951 COPPER CREEK TRAIL | 1508-A-88-B | Passed | William Payne |

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 10/01/2020 To 10/31/2020

Count by Type

| Type | Count |
|----------------------|-------|
| Complaint Follow Up | 18 |
| Drywall | 1 |
| Electrical/Plumbing | 5 |
| Final | 5 |
| Fireblocking | 1 |
| Floodplain | 6 |
| Footer | 5 |
| Foundation | 1 |
| Framing | 4 |
| Insulation | 2 |
| Occupancy Inspection | 23 |
| Total: | 71 |

West Deer Township
109 East Union Road
Cheswick, PA 15024

WD Inspection Report
From 10/01/2020 To 10/31/2020

Count by Status

| Status | Count |
|-----------|-------|
| Completed | 9 |
| Failed | 1 |
| Open | 1 |
| Passed | 60 |
| Total: | 71 |

WEST DEER TOWNSHIP PLANNING COMMISSION
OCTOBER 22, 2020

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

Absent Members: Suzanne Garlena.

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

September 24, 2020 minutes were submitted and stand approved with the following exception:
Page 3, Comment #11 should read: *Patrick Stark* asked about the wetlands condition. A pond is being removed; has a wetlands scientist delineated the property ? Jason answered that the road crossing is the only stream impact. The wetlands are intact and have not been disturbed. 3 stormwater areas will have sediment traps during construction. They are looking at the 2 year storm. *Patrick Stark is not refuting the Army Corp. findings but it remains unclear to him as to whether they can drain the pond.* (Italics indicate change.)

Outline and Order of Meeting: (See agenda attached)

1. Approval of September Meeting Minutes
2. Presentation: Sound Study by CROWD (Concerned Residents of West Deer)
3. Zoning Ordinance Revisions/ Municipal ordinances Updates
4. Workshop Meeting: Public Comments

Protect PT: Shale Gas Development Ambient Noise Study: Noise Study Results for 210 Locust St., West Deer, PA 15044, and Noise Study Results for 4305 Paradise Dr., West Deer, PA 15044

6 Page Set for each address were handed out and are included herein. (See attachments.)
Presented by Gillian Graber, Executive Director at Protect PT

Gillian Graber presented the noise studies using a power point projection (See Power Point attached.) and various comments from Gillian and some questions (individuals noted) in conjunction with the visuals follow:

1. Protect PT protects the rights of citizens of Allegheny and Westmoreland Counties
2. Protect PT is hosting a webinar that can be found online.
3. Noise Pollution is defined as noise that is unpleasant.
4. Noise is experienced individually depending on where you live.

5. Past experiences can affect how noise affects you.
6. Noise from hydraulic fracking is intrusive.
7. Protect PT is one of the only groups that studies noise at the residential level.
8. The EPA allows 45 decibels indoors and 55 decibels outdoors. At night the outdoors level is 45 decibels.
9. The noise associated with fracking includes drill rigs, trucks, excavators, and air compressors.
10. The first 50-100 days of fracking produces the most noise.
11. The state requires wells to be drilled within the first 3 years and there can be many wells on a pad.
12. Most fracking regulations are enforced by the state.
13. A person living near a well pad can be interrupted by noise for the first 3 years of the well.
14. The purpose of these studies is to provide homeowners information by measuring vibrations.
15. Participation in the study requires location within 1 mile of the well site, a meeting with a PT protect representative, people request the study, and people keep a log of the noise. Participants will receive a copy of the final report.
16. The noise monitor is placed for 6-7 days and records noises for 72 hours.
17. Noise decibels are described as follows:
 - a) 30 decibels - whispering
 - b) 40-60 decibels – normal speaking
 - c) 70 decibels - traffic.
 - d) 80-90 decibels – hair dryer.
 - e) 90+ decibels –
18. LEQ is the logarithmic calculation to determine the noise level.
19. The noise experienced and recorded in the fracking studies includes the ambient noise.

20. The sound Pro 3M is the decibel meter used by protect PT. It is calibrated yearly by the manufacturer and is calibrated by the staff every time it is taken out to a site. It meets OSHA standards.
21. Protect PT did a study in Elizabeth Township with a Sound barrier wall. They found that sound at night keeps people up and the road traffic from trucks adds greatly to the noise.
22. The truck traffic does typically need sound waivers at night. At the Poseiden well, they have found that the terrain affects how people are affected by the noise.
23. Activities such as incineration or flaring affect the noise level. Residents have complained of ongoing noise from the compressor station part of the well equipment.
24. Suggestions for the noise ordinance will be sent. CROWD has already sent suggestions for the noise ordinance.
25. Murrysville has developed a really good noise ordinance and would be good to reference.

COMMENTS ON GAS WELLS:

1. As regards the Dionysus well, Tim Resciniti said that the public works reviewed the Middle Road Extension and said that currently vehicles would be limited to 40' length. The County had a meeting with Olympus and Olympus conducting a road study on October 7th. Ken Varhola stated that there is no resolution on the Middle Road Extension.
2. Tim Resciniti feels that updates to the application should be on a different color of paper so that the changes could be easily recognized.
3. Linden Street means locust Street.

Scott Shoup asked Mark Schmidt to meet him in the corridor. Both returned and Scott Shoup said that any further comment regarding the wells should not be made until Olympus could be present to defend themselves. Mark felt that no further discussion should take place until Olympus and the Wells return to active status.

FOOD TRUCK UPDATES :

1. Bill presented his 3 page updates on the food Truck ordinances. (See attached.) Suggestions were made.

SHORT FORM FOR LAND DEVELOPMENT:

Bill Payne presented his suggestion for the Short Form for Land Development. (See attached 2 sheets.) Suggestions were made as follows:

1. Mark Schmidt questioned whether the supervisors should sign off on the form.

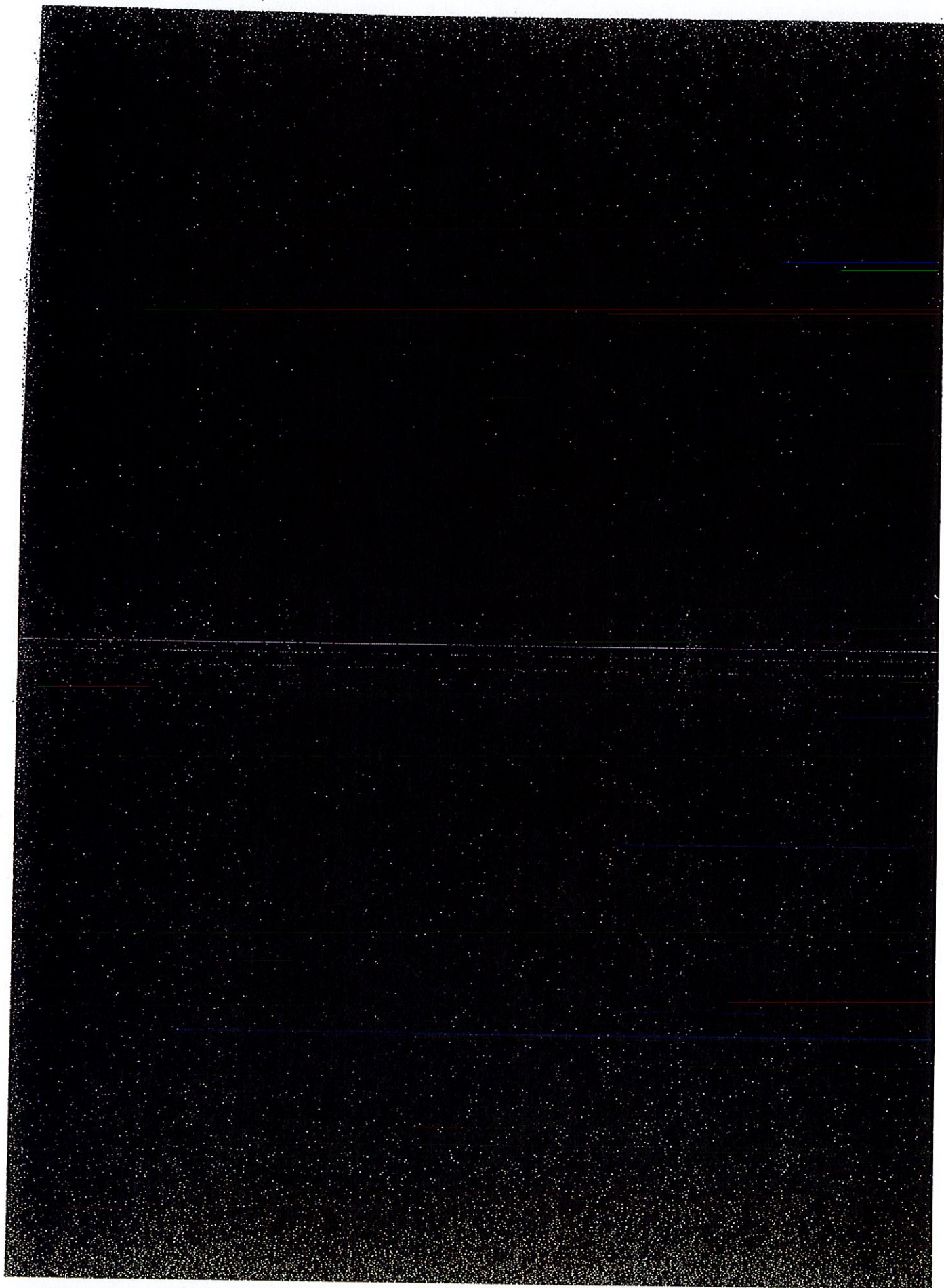
2. Scott Shoup said that it needs to be clear which parties need to approve the form.
3. Mark Schmidt wants copies to be furnished to supervisors.
4. The form would pertain to small scale commercial developments.
5. Should there be a maximum square footage for using the form ? it was decided that the form be used for projects not to exceed 1500 SF.

FOOD TRUCK ORDINANCES:

Bill Payne presented his suggestions for Food Truck Ordinances. (See attached 2 sheets.)
Suggestions were made as follows:

1. Patrick Stark said that the ordinance needed to define “event.”
2. Bill said that getting the permission to solicit is a key part of the permit.
3. Robert Bechtold said that ‘event’ needs to be defined in a time manner, ie that event has a time limit and is not a place.
4. Scott Shoup said that if a vehicle is involved, the permit needs to be governed by use.
5. Alan and Scott agreed that there must be a time limit stated in the framework of the permit or the permit needs to be revoked.
6. Bill stated the requirements for the permit.
7. It was discussed that Strange Roots might be able to bypass the requirements for having a restaurant within the establishment by parking food trucks.
8. Scott Shoup suggested that the permits need to be updated every 6 months.
9. Bill stated that the permit extensions could be 6 months.
10. Patrick Stark stated that under “exception,” Bill needs to add “as applicable” in the second paragraph. Also, the ordinance needs to define “private event.”
11. Bill stated that the Supervisors want trucks to be able to park in residential areas.
12. Mark Schmidt stated that food truck laws could change over time as needed.

The November meeting will be changed to a different day as the normal meeting day falls on Thanksgiving. The new meeting date will be posted on the web site.



CDC STEERING COMMITTEE REPORT

MR. MAJERNIK...

AUTHORIZATION: APPROVAL OF LEO'S LANDSCAPING DEVELOPMENT PLAN

THE APPLICANT IS REQUESTING A CONDITIONAL USE IN A SPECIAL USE DEVELOPMENT (SU) ZONING DISTRICT.

APPLICANT: LEO LANDSCAPING – JOSEPH LEO
LOCATION: GIBSONIA ROAD (STATE ROUTE 910),
4.7 ACRES (.92 ACRES FOR CONSTRUCTION)
ZONING DISTRICT: SU – SPECIAL USE
REQUEST: TO CONSTRUCT A NEW BUILDING AND
CONTRACTOR STORAGE YARD FOR HIS
LANDSCAPING BUSINESS

THE PLANNING COMMISSION VOTED TO RECOMMEND APPROVAL OF THE LEO'S LANDSCAPING DEVELOPMENT PLAN CONTINGENT UPON:

1. Obtaining all Township required permits per Township standards.
2. Successfully addressing all recommendations of the Township Engineer in his review dated September 23, 2020.

THE TOWNSHIP ENGINEER'S REVIEW LETTERS DATED SEPTEMBER 23 AND OCTOBER 15, 2020 ARE ATTACHED. MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO _____ THE FINAL APPROVAL THE LEO'S LANDSCAPING DEVELOPMENT PLAN CONDITIONED UPON THE SUCCESSFUL COMPLETION OF THE RECOMMENDATIONS MADE BY THE PLANNING COMMISSION AND TOWNSHIP ENGINEER.

| | <u>MOTION</u> | <u>SECOND</u> | <u>AYES</u> | <u>NAYS</u> |
|-----------------|---------------|---------------|-------------|-------------|
| MRS. HOLLIBAUGH | ___ | ___ | ___ | ___ |
| MRS. JORDAN | ___ | ___ | ___ | ___ |
| DR. MANN | ___ | ___ | ___ | ___ |
| MR. FORBES | ___ | ___ | ___ | ___ |
| MR. KARPUZI | ___ | ___ | ___ | ___ |



Corporate Office
35 Wilson Street -- #201 * Pittsburgh, PA 15223
Phone: (412) 781-9660 * Fax: (412) 781-5904

Mars Office
123 Ridge Road Suite B * Valencia, PA 16059
Phone: (724) 625-4544 * Fax: (724) 625-4549

email@hampton-tech.com
www.hampton-tech.com

November 10, 2020

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

**Re: Leo's Landscaping
Route 910
Land Development Plan Review of Plans revised October 1, 2020**

Mr. Payne:

This letter is in response to the Shoup Engineering comment letter dated October 15, 2020.

ENGINEER COMMENTS & RESPONSES

1. A Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway.

The plans and documents were submitted to Penn DOT for plan review, we have addressed their Cycle 1 comments and we are awaiting the Final Approval.

2. Following installation of landscaping, as shown on the landscaping plan, the zoning officer shall review the site and ensure that the landscaping provides sufficient screening of equipment, supplies, materials and other apparatus. If additional landscaping or screening is required at that point it shall be installed to satisfy the Township's approval of the conditional use of contractor's yard.

Mr. Leo agrees to a site review following installation of the landscaping materials and discuss any possible alterations at that time.

3. At the time of building permit application, the applicant shall submit building elevations which include building materials consistent with that required by Code Section 210-54.H.

The building elevations and color building rendering have been included with this submission.

Engineering Land Surveyors
Commercial & Residential Land Development Services

ADDITIONAL RESPONSE

1. Erosion & Sedimentation Control

The E&S plans and documents are currently being examined by the Allegheny County Conservation District. Revisions have been submitted to address their Review Letter and we are awaiting Final Approval.

Should you have any questions or require any additional information as part of our response, please feel free to contact our office.

Thank You

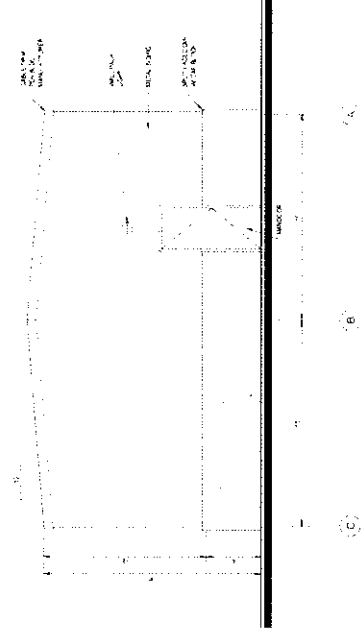
Hampton Technical Associates, Inc.

David Swab

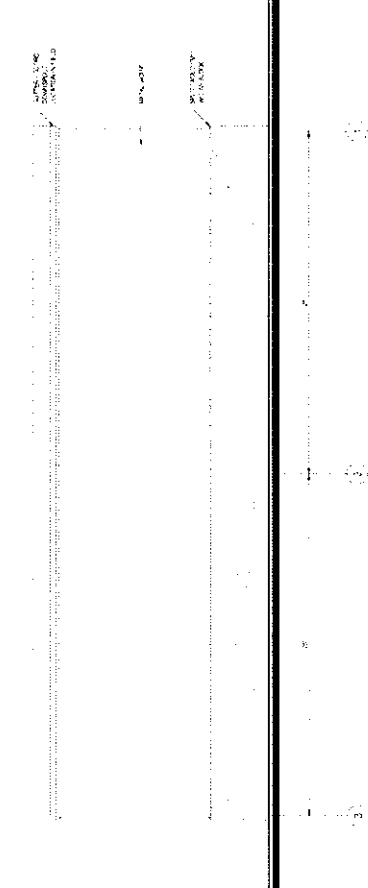
David Swab
Project Manager

Attachments: Building Elevations 11x17
Building Rendering 11x17

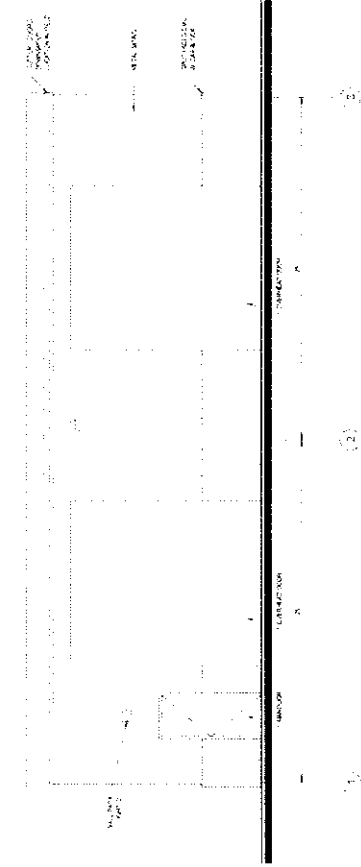
cc: HTA #133680 File



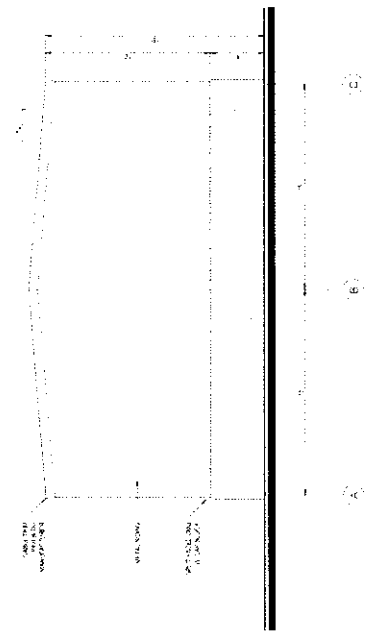
1 Front Elevation
Scale: 1/4" = 1' - 0"



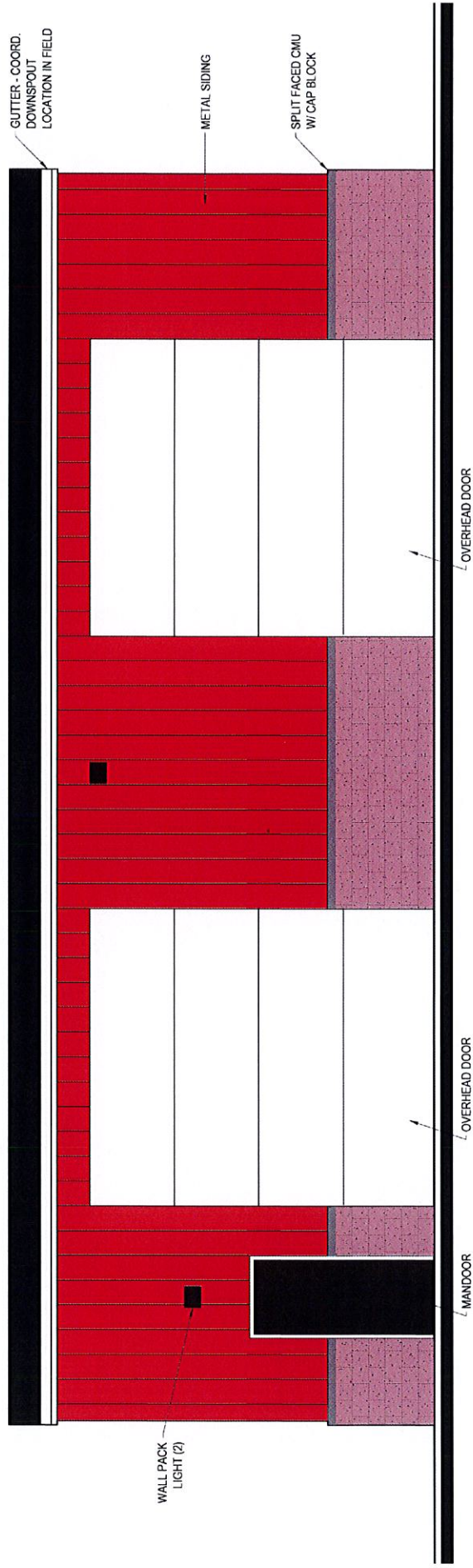
2 Right Elevation
Scale: 1/4" = 1' - 0"



3 Left Elevation
Scale: 1/4" = 1' - 0"



4 Back Elevation
Scale: 1/4" = 1' - 0"



Front Elevation

1

Scale: 1/4" = 1' - 0"



West Deer Township Planning Commission
Meeting Report for September 24, 2020

Project Name: Leo's Landscaping: (Gibsonia Road: State Route 910): Site Development

Property Location: Gibsonia Road – State Route 910

Zoned: Zoned SU (Special Use)

Seeking approval for Leo's Landscaping: (Gibsonia Road: State Route 910): Site Development

First motion by Mr. Butala and second motion by Mr. Banks to **RECOMMEND APPROVAL**, voting was unanimous for Leo's Landscaping: (Gibsonia Road: State Route 910): Site Development with the following conditions:

1. Obtain all Township required permits per Township standards.
2. Answer and comply with all comments by Scott Shoup of Shoup Engineering on 2 page comment sheet dated September 23, 2020.



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

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

Email: info@shoupengineering.com

October 15, 2020

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

Via Email

Re: Leo's Landscaping
Land Development Plan (Plans revised October 1, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Land Development Plan located in the SU Zoning District and the following comments should be addressed.

1. A Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway.
2. Following installation of landscaping, as shown on the landscaping plan, the zoning officer shall review the site and ensure that the landscaping provides sufficient screening of equipment, supplies, materials and other apparatus. If additional landscaping or screening is required at that point it shall be installed to satisfy the Township's approval of the conditional use of contractor's yard.
3. At the time of building permit application, the applicant shall submit building elevations which include building materials consistent with that required by Code Section 210-54.H.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Jodi French, via email
David Swab, Hampton Technical Associates, 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

September 23, 2020

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

Via Email Only

Re: Leo's Landscaping
Land Development Plan (Plans dated August 28, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Land Development Plan located in the SU Zoning District and the following comments should be considered:

1. A Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway.
2. The following notes should be placed on the Drawing Cover Sheet concerning the conditions imposed by the Township Board of Supervisors on their Conditional Use approval of a Contractor's Yard:
 - A. All equipment, supplies, materials and other apparatus shall be properly screened. Screening shall consist of an earth berm, landscaped buffer yard, fence or wall with a minimum height of eight (8) feet and a minimum opacity of eighty (80%) percent.
 - B. The hours of operation for the Contractor's Yard are limited to between 7:00 AM and 9:00 PM.
 - C. The Applicant shall comply with all applicable state, federal and local statutes, regulations and ordinances, including but not limited to Chapter 185 ("Subdivision and Land Development") of the West Deer Township Code, and any applicable building, property maintenance and/or other regulations adopted by the Township of West Deer.
 - D. No wholesale or retail sales shall be permitted on the property.
3. Code Section 210-54.H regulates exterior building materials in the SU Zoning District. Sketches of the elevation views of the building should be provided.
4. Code Section 210-110.B(2) requires that 5% of the parking area be retained for landscaping or at least one shade tree of two inch caliper be provided for every 5 parking spaces.

Mr. Bill Payne
West Deer Township
Leo's Landscaping
September 23, 2020
Page 2

5. On the Landscape Plan, Drawing Sheet C.104, it is unclear what types and size(s) of plantings are the ones shown as being identified "TO" and "BN".
6. A trench drain is shown on the site driveway on Drawing Sheet C.102. Some of the trench drain and piping is missing. See also Drawing Sheet C.104.

A written response should be provided indicating how each of the above comments has been addressed.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Jodi French, via email
David Swab Hampton Technical Associates, via email



Corporate Office
35 Wilson Street, Suite 201 ★ Pittsburgh, PA 15223
Phone: (412) 781-9660 ★ Fax: (412) 781-5904

Mars Office
123 Ridge Road, Suite B ★ Valencia, PA 16059
Phone: (724) 625-4544 ★ Fax: (724) 625-4549

www.hampton-technical.com

CONDITIONAL USE REQUEST

LEO'S LANDSCAPING

Owner / Applicant / Developer

Joseph Leo
3229 Laurel Drive
Glenshaw, PA 15116

Project Narrative

Joseph Leo is proposing to construct a new Building and Contractor Storage Yard for his landscaping business. The building will include an office and garage. The yard will be used for equipment and material storage used in the operation of the business.

The project is located on Gibsonia Road (State Route 910). The site is located approximately 1/4 mile east of the West Deer Township Volunteer Fire Company # 3 near the Fawn Haven Plan. The existing property is undeveloped.

The entire property consists of approximately 4.7 acres and project construction area will have an earth disturbance of approximately 0.9 acres.

The property is located in two zoning districts. SU - Special Use (Front of Property) and R-3 - Suburban Residential (Rear of Property) as shown on the included site development plan.

The public water service is provided by the Hampton Shaler Water Authority and the public sanitary sewer service is provided by the Deer Creek Drainage Basin Authority.



WEST DEER TOWNSHIP
109 East Union Rd. • Cheswick, PA 15024
724-265-2780 (Code Enforcement Office)

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

APPLICATION NO. _____

Application For:

- ☐ Preliminary Subdivision
☐ Final Subdivision
☒ Land Development
☐ PRD
☐ Lot Line Revision

CONDITIONAL USE REQUEST

Location of Property: Gibsonia Road (State Route 910), Gibsonia, PA 15044

Parcel Lot and Block No.: 1507-N-288

Name of Subdivision/Land Development: Leo's Landscaping

Name of Applicant: Joseph Leo

E-Mail Address: joeleo97@gmail.com

Address: 3229 Laurel Drive

Glenshaw, PA 15116

Telephone No.: 412-443-2640 cell

Name of Property Owner(s): Purchase Agreement

E-Mail Address: _____

Address: _____

Telephone No.: _____

Surveyor/Engineer: Hampton Technical Associates

Address: 35 Wilson Street - Suite 201

Pittsburgh, PA 15223

Telephone No.: 412-781-9660 E-Mail: davids@hampton-tech.net

Purpose of Development: Landscaping Business

Proposed Building (Office/Garage), Equipment Storage, Material Storage

Proposed Use: Single Family ☐ Two Family ☐ Multi Family ☐
 Townhouse ☐ Commercial ☒ Industrial ☐
 Other _____

Total Acreage of Tract: 4.7

No. of Acres to be Developed: 0.92 Acres

Number of Lots: 1

Percentage of Lot Coverage: 25%

Min. Lot Size: _____

Estimated Start of Construction: Fall 2020

Zoning District: SU - Special Use

Use Permitted by: ☐ right ☐ special exception ☒ conditional use
Requesting - Contractor's Yard - Conditional Use

Waivers requested (list section & hardship) and/or special situations or circumstances:
N/A

Water Supply: ☒ Public ☐ Other (specify _____)
Sewage Disposal: ☒ Public ☐ Other (specify _____)

Off-street Parking: ☒ Garage ☐ Driveways ☒ Other ☐ None

Streets: Lineal feet of new streets N/A

Proposed for Dedication: ☐ Yes ☐ No

Existing Use: Undeveloped Lot

Number of Existing Lots: 1 Existing Acreage: 4.7

Location of Existing Buildings: N/A

Current Parking Spaces: _____

Existing Parking Surface Area: _____

Access Driveway Location: _____ Width: _____

Proposed Use: Landscaping Business

Description of Building(s): Proposed Building (Office/Garage), Equipment Storage, Material Storage, etc.

Additional Parking Spaces: 14

Access Driveway Location: State Route 910 Width: 24

Current Employees: _____ New Employees: 6

Percentage of Lot Coverage: 25%

Phase:

Total Number of Phases: N/A

Phase Number of this Application: _____

Total Acres: _____

Acres this Phase: _____

Total Lots: _____

Lots this Phase: _____

Total Lineal Feet of Storm Sewer: _____

Total Storm Sewer this Phase: _____

Environmental Standards:

Will the proposed use generate any of the following conditions?

| | | | |
|------------------|--------------------------|-------------------------|--------------------------|
| Smoke | <input type="checkbox"/> | Electrical Interference | <input type="checkbox"/> |
| Air Pollutants | <input type="checkbox"/> | Vibrations | <input type="checkbox"/> |
| Odors | <input type="checkbox"/> | Noise | <input type="checkbox"/> |
| Water Pollutants | <input type="checkbox"/> | Radioactive Emissions | <input type="checkbox"/> |

Material stored on site: Landscaping Materials (stone, wood mulch, etc.)

Applications:

| | |
|---|--------------|
| Percolation Test | _____ (date) |
| DER Planning Module Waiver | _____ |
| Water Authority | _____ |
| Sewer Authority | _____ |
| Allegheny Co. Conservation District | _____ |
| Allegheny Co. Dept. of Economic Development | _____ |

Right-of-Way:

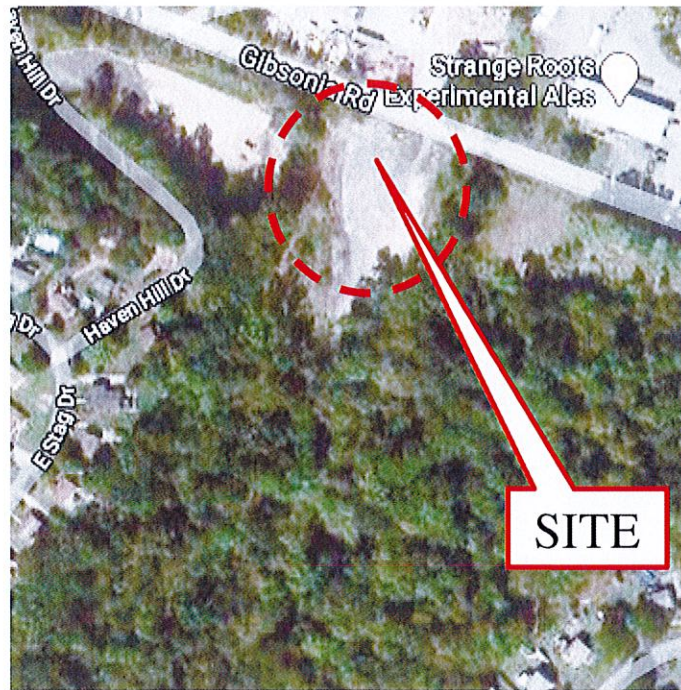
Agreements of adjacent properties: ☐ Yes ☐ No ☒ N/A

Describe: _____

Easements:

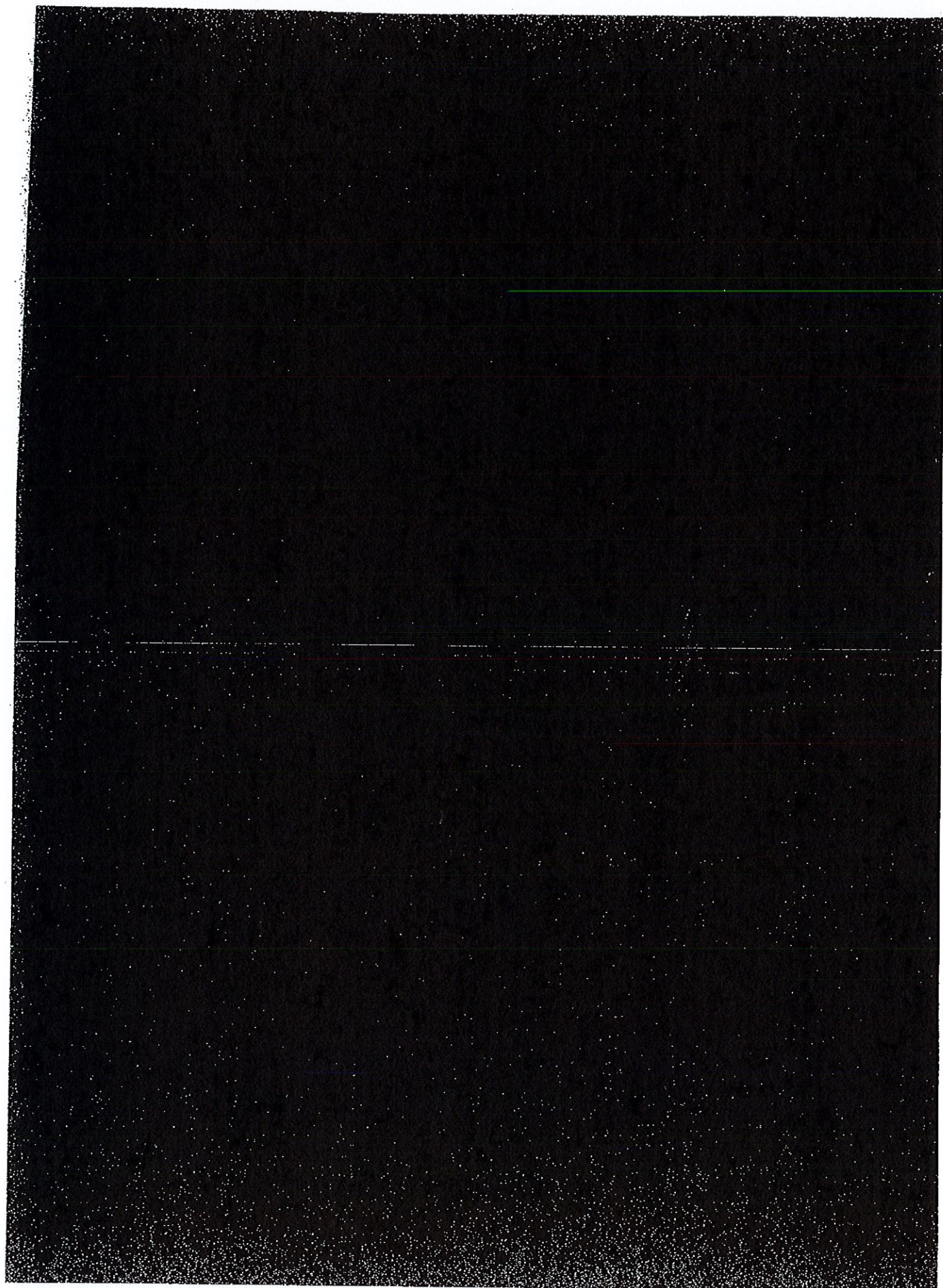
Agreements with adjacent properties: ☐ Yes ☐ No ☒ N/A

Describe: _____



No Scale

Exhibit #3
Aerial Map



AUTHORIZATION: APPROVAL OF MCINTYRE HEIGHTS LAND DEVELOPMENT PLAN

THE APPLICANT IS SEEKING APPROVAL FOR A LAND DEVELOPMENT PLAN CONSISTING OF SIXTY-THREE TOTAL HOMES. THE PLAN CONSISTS OF THIRTY-ONE DETACHED SINGLE FAMILY HOMES, THIRTY-TWO ATTACHED DUPLEX UNITS, AND A PICNIC PAVILION AREA FOR THE RESIDENTS OF THE DEVELOPMENT. THE PROPOSED LOCATION LIES BETWEEN SADDLEBROOK ROAD -- A HOUSING DEVELOPMENT CONSISTING OF QUADRAPLEX UNITS -- AND SHADOW COURT THAT IS A DEVELOPMENT CONSISTING OF SINGLE FAMILY HOMES. CONDITIONAL USE APPROVAL WAS PREVIOUSLY GRANTED AT THE APRIL 15, 2020 REGULAR BUSINESS MEETING.

APPLICANT: RICHLAND HOLDINGS LLC
LOCATION: 125 MCINTYRE ROAD (1666-S-249)
AND UNADDRESSED PARCEL (1666-S-160)
APPROXIMATELY 39 ACRES
ZONING DISTRICT: R2- SEMI SUBURBAN RESIDENTIAL
REQUEST: TO DEVELOP A PRD HOUSING COMMUNITY OF
63 SINGLE FAMILY HOMES.

THE PLANNING COMMISSION VOTED TO RECOMMEND APPROVAL OF THE MCINTYRE HEIGHTS LAND DEVELOPMENT PLAN CONTINGENT UPON:

1. Successfully addressing all recommendations of the Township Engineer in his review dated August 21, 2020.
2. Off street parking and islands to be maintained by the HOA.
3. Extend the right of way to Hadley Court for future connection.
4. Access for equipment and maintenance to the stormwater ponds must be shown with easements provided and the slope is not to exceed 15% and they shall not be located within the perimeter buffer.
5. Provide a variety of street trees to be included in the developer's agreement.

THE TOWNSHIP ENGINEER'S REVIEW LETTERS DATED SEPTEMBER 21, 2020.

MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

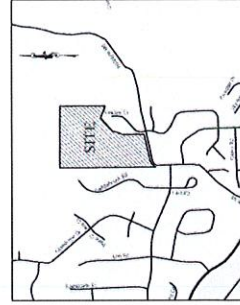
I MOVE TO _____ THE FINAL APPROVAL THE MCINTYRE HEIGHTS DEVELOPMENT PLAN CONDITIONED UPON THE SUCCESSFUL COMPLETION OF THE RECOMMENDATIONS MADE BY THE PLANNING COMMISSION AND TOWNSHIP ENGINEER.

| | <u>MOTION</u> | <u>SECOND</u> | <u>AYES</u> | <u>NAYS</u> |
|-----------------|---------------|---------------|-------------|-------------|
| MRS. JORDAN | _____ | _____ | _____ | _____ |
| DR. MANN | _____ | _____ | _____ | _____ |
| MR. FORBES | _____ | _____ | _____ | _____ |
| MRS. HOLLIBAUGH | _____ | _____ | _____ | _____ |
| MR. KARPUZI | _____ | _____ | _____ | _____ |

SITUATE IN

Date: 11-11-2020

| SHEET NO | DESCRIPTION |
|----------|--------------------------|
| GEN-1 | GENERAL NOTES |
| EX-1 | EXISTING CONDITIONS PLAN |
| RP-1 | RECORD PLAN |
| RP-2 | RECORD PLAN |
| RP-3 | RECORD PLAN |
| RP-4 | RECORD PLAN |
| RP-5 | RECORD PLAN |
| C-1 | OVERALL SITE PLAN |
| C-2 | SITE PLAN - SOUTH |
| C-2B | SITE PLAN - NORTH |
| C-3A | GRADING PLAN - SOUTH |
| C-3B | GRADING PLAN - NORTH |
| C-4A | UTILITY PLAN - SOUTH |
| C-4B | UTILITY PLAN - NORTH |
| L-1 | LANDSCAPE PLAN |
| L-2 | LANDSCAPE DETAILS |
| B-1 | BUILDING ELEVATIONS |
| P-1A | WATLIN DRIVE PROFILE |
| P-1B | WATLIN DRIVE PROFILE |
| P-7 | SIDE ROADS PROFILE |
| SAN-1 | SANITARY SEWER PROFILE |
| SAN-2 | SANITARY SEWER PROFILES |
| SAN-3 | SANITARY SEWER PROFILES |
| SAN-4 | SANITARY SEWER PROFILES |
| STM-1 | STORM SEWER PROFILES |
| STM-2 | STORM SEWER PROFILES |
| STM-3 | STORM SEWER PROFILES |
| STM-4 | STORM SEWER PROFILES |
| DET-1 | CONSTRUCTION DETAILS |
| DET-2 | CONSTRUCTION DETAILS |
| DET-3 | GEOTECHNICAL DETAILS |
| DET-4 | GEOTECHNICAL DETAILS |



LOCATION MAP
NOT TO SCALE

SERIAL # 20192751372
10-02-2019

| | |
|------------------|--|
| ELECTRIC | PROGRESS LIGHTING 412-292-9060 2000 NEW BRIDGE AVE. PITTSBURGH, PA 15115 ATTN: DAVID MORGAN dmorgan@progresslighting.com |
| TELEPHONE | CONSOLIDATED COMMUNICATIONS 1-844-666-7224 800 GIBSON AVE. CHICAGO, ILL 60644 ATTN: GABE WHITE |
| GAS | PROGRESS GAS 1-800-467-4271 275 NORTH MOORE BLVD. PITTSBURGH, PA 15122 ATTN: MICHAEL RYNN michael.darryn@progress-gas.com |
| WATER | HANCOCK-GOSWOLD WATER AUTHORITY 412-461-6867 1000 5 TH AVE. ALLENTOWN, PA 18106 ATTN: SAMUEL SCHEPONE sam.scheppone@hgwpa.com |
| SANITARY | DUKE COUNTY WASTEWATER BASIN AUTHORITY 714-266-4511 466 LITTLE CHERRY ROAD PO BOX 10408 SHELTON, CA ATTN: CHUCK DEBARD chuck.debard@dukecountywbasin.com |

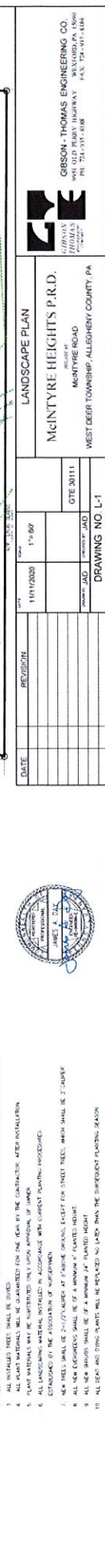
FINAL
MCINTYRE HEIGHTS, P.R.D.
SITUATE IN
WEST DEER TOWNSHIP, ALLEGHENY CO., PA.

OWNER/DEVELOPER:

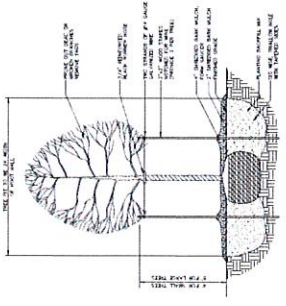
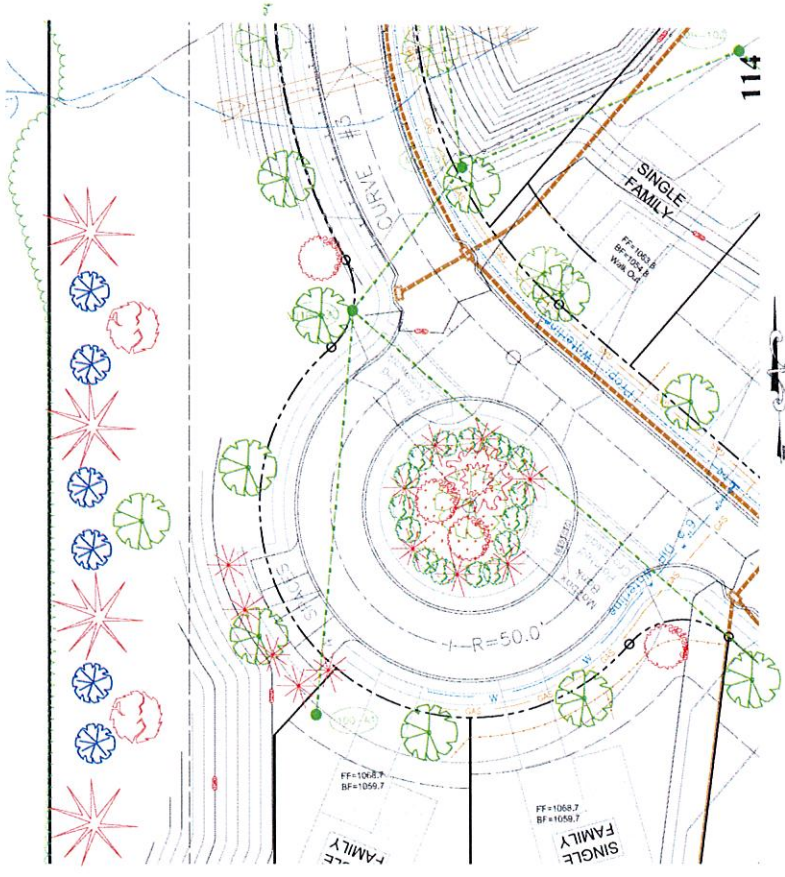
RICHLAND HOLDINGS, LLC
1426 PITTSBURGH ROAD
VALENCIA, PA 16099
PH: 724-443-4900

SURVEYOR / ENGINEER:

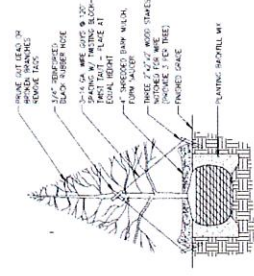
GIBSON - THOMAS ENGINEERING CO.
4401 CALIFORNIA HIGHWAY
WESTCAVE, PA. 15066
PH 724-935-8155 FAX 724-935-8186



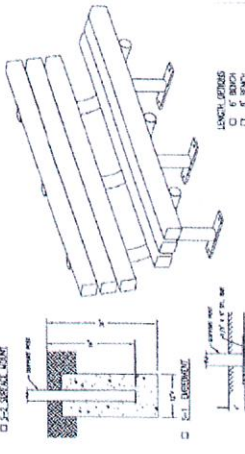
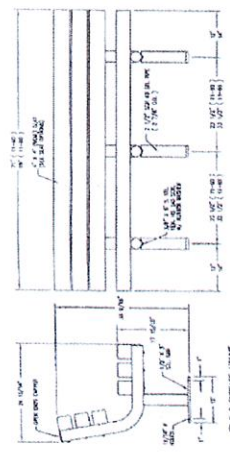
[illegible]



TREE PLANTING DETAIL
N.T.S.



EVERGREEN TREE PLANTING DETAIL
N.T.S.



- NOTE:**
- 1) 1\"/>

PARK BENCH DETAIL
N.T.S.

| DATE | REVISION | DATE | BY | DATE | BY |
|------|----------|-----------|-----|-----------|----|
| | | 11/1/2020 | NTS | | |
| | | | | 07/2/2011 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

LANDSCAPE DETAILS

McINTYRE HEIGHTS P.R.D.
SHEET 42
MONTYRE ROAD
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA

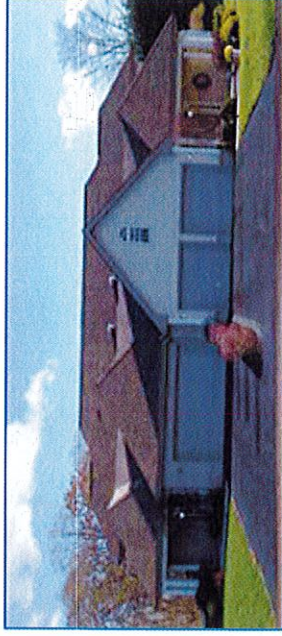


GIBSON-THOMAS ENGINEERING CO.
1001 KYLE PARKWAY
WEST DEER, PA 15080
TEL: 724-657-5100
FAX: 724-657-5100

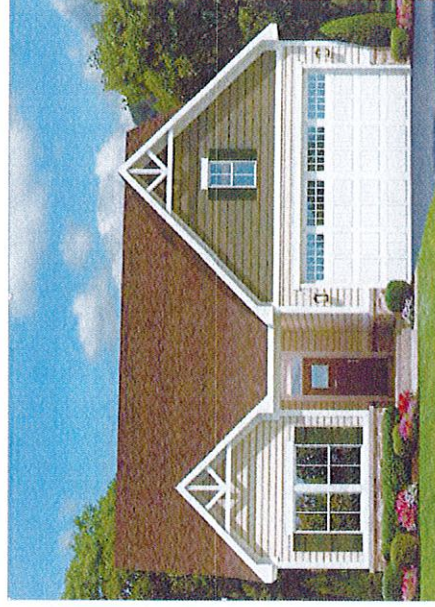
DRAWING NO. L-2



Proposed DUPLEX unit.



Proposed SINGLE FAMILY unit.

[illegible]

BUILDING ELEVATIONS


MCINTYRE HEIGHTS P.R.D.

100' W. OF
MONTYRE ROAD

WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA

GIBSON, THOMAS ENGINEERING CO.
9001 OLD PULASKI HIGHWAY
WESTCHESTER, PA 19380
PH: 724-652-4100 FAX: 724-652-8899

CLIP/AS
THOMAS
ENGINEERING
Company





West Deer Township Planning Commission
Meeting Report for September 24, 2020

Project Name: **McINTYRE'S HEIGHTS, P.R.D.: FINAL LAND DEVELOPMENT & SUBDIVISION PLAN**

Property Location: Between Hunt Club and Shadow Court Developments
Zoned: Zoned R-2 (Semi Suburban Residential)

Seeking approval for the McIntyre's Heights, P.R.D.: Final Land Development & Subdivision Plan.

First motion by Mr. Butala and second motion by Mr. Banks to **RECOMMEND APPROVAL**, voting was unanimous, of the McIntyre's Heights, P.R.D.: Final Land Development & Subdivision Plan with the following conditions:

1. Address recommendations in of Shoup's engineering recommendations letter dated 9.21.2020.
2. Off street parking and islands are to be maintained by the HOA.
3. Extend the right of way to Hadley Court for future connection.
4. Access for equipment and maintenance to the stormwater ponds must be shown with easements provided and the slope is not to exceed 15% and they should not be located within the perimeter buffer.
5. Provide a variety of street trees to be included in the developer's agreement.



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

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

Email: info@shoupengineering.com

September 21, 2020

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

Via Email Only

Re: McIntyre Heights
Application for Final Approval - PRD (Plans dated August 31, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced application for final approval of the McIntyre Heights PRD and the following comments should be considered.

1. Four parcels comprise the total plan area. Is the intent of the Recording Plans to consolidate these parcels? If so, the plans should identify the parcels and clearly note the intent to consolidate. If not, a separate Consolidation Plan should be prepared and submitted.
2. A Developer's Agreement and Stormwater Operations and Maintenance Agreement will need to be entered into with the Township.
3. A final Stormwater Management Plan must be submitted to the Township.
4. An Erosion and Sedimentation Control Plan must be submitted to and approved by the Allegheny County Conservation District. Also, an NPDES General Permit must be obtained from the Allegheny County Conservation District for stormwater discharge from construction activity.
5. Pennsylvania Department of Environmental Sewage Planning Module Documents must be submitted to the Township for review and approval.
6. A traffic study must be submitted to the Township in accordance with a condition of approval of the tentative PRD.
7. Prior to the issuance of building permits for individual units, the applicant must pay the applicable transportation impact fee to the Township.

8. A copy of the proposed covenants and Homeowner's Association (HOA) documents should be submitted to the Township for review. The documents should identify that the HOA will be responsible for ownership and maintenance of the following features:
 - A. Open space
 - B. Stormwater detention facilities
 - C. Storm sewers located outside of the public road right of ways
 - D. Islands in the cul-de-sacs
 - E. Guest parking spaces adjacent to public roads
 - F. Stormwater channels and swales
 9. The following notes on Drawing Sheet GEN-1 contain typographical errors or incorrect information.
 - A. Layout general notes - Note 6
 - B. Post-Construction Stormwater Management notes - Note 12
 - C. Waterline general notes - Notes 1 and 8
 10. Setbacks for accessory structures should be established and notes regarding these setbacks should be placed on the Recording Plans.
 11. The Recording Plans should note that the following features are to be privately owned and maintained by the Homeowner's Association.
 - A. Open space
 - B. Stormwater facility access and drainage easements
 - C. Drainage easements
 - D. Islands in cul-de-sacs
 - E. Guest parking spaces adjacent to public roads
 12. The top border on Recording Plan Drawing Sheet RP-3 is very close to the edge of the Drawing Sheet. The surveyor should verify with Allegheny County that it can be recorded as prepared. Also, is there suppose to be a Recording Plan Drawing Sheet RP-2?
 13. On the Recording Plans, the easement in the open space at the northwest corner of the intersection of McIntyre Road and Waylin Drive should be identified.
 14. Access to the stormwater detention ponds needs to be identified and easements for the same should be identified on the Recording Plans.
 15. Where will roof drains discharge?
-

16. On Recording Plans RP-3 and RP-4, the arc distance of 171.68 feet on Waylin Drive in front of Lot 109 does not agree with the total of the individual lot arc distances.
 17. On Recording Plan Sheets RP-3 and RP-5, rear lot line distances on Lots 1602, 1701 and 1702 are missing.
 18. Party wall lot lines for the duplex units are shown on Recording Plan Sheets RP-3 and RP-5 which is acceptable. If the applicant wants to initially leave these lot lines off of the Recording Plans and record separate plans after the units are built that is also acceptable.
 19. Parts of various lots encroach into the 50 feet wide perimeter PRD buffer. Any restrictions to these lot owners or general restrictions to the HOA regarding the PRD buffer should be noted on the Recording Plans. The Planning Commission should supply input regarding this matter.
 20. The approval of the tentative PRD Plan was conditioned upon addressing the items in the Planning Commission's Meeting Report from October 24, 2019. The items which may still require further action consist of the following:
 - A. Township would retain the right to review the proposed level of amenities during final approval.
 - B. Require a light post at every unit on a photocell. Maintenance covered in the covenants.
 - C. Review buffers adjacent to existing units for adequacy of buffer after clearing and adding supplementary buffers if needed.
 21. Is there a permanent stormwater facility proposed at the rear of Lots 112 and 113? If so, easements for the same should be provided.
 22. The appropriate fire protection official(s) should review the location and number of fire hydrants proposed.
 23. The width of the cartways proposed around the islands in the intermediate and end cul-de-sacs on Waylin Drive should be identified on the Site Plans.
 24. More information is needed on the proposed arch culvert proposed to cross beneath Waylin Drive. A typical cross section should be provided. Will the culvert be aluminized metal? Are footings proposed? What type(s) of end treatments are proposed?
 25. It appears that perimeter buffer plantings are proposed in areas that may already be wooded.
 26. A typical detail for a park bench is shown on Drawing Sheet L-2. Where are the bench or benches proposed?
-

27. The applicant's consultant should contact me regarding needed revisions concerning the typical roadway section shown on Drawing Sheet DET-1.
28. A crushed stone roadway detail is shown on Drawing Sheet DET-1. Is this the proposed access road to Stormwater ponds? A width of the road should be identified.
29. Although not shown on the approved tentative PRD Plan, is there a benefit in extending the road right of way off of the cul-de-sac of Hadley Court to the nearby Ross property line?
30. The applicants should verify that no phasing is proposed.

A written response should be provided as to how each of the above comments has been addressed.

If you should have any questions, please do not hesitate to contact me at your convenience.

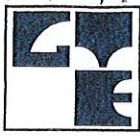
Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Jodi French, via email
James Day, P.E., Gibson-Thomas Engineering, via email
Jason Paulovich, P.E., Gibson-Thomas Engineering, via email



Gibson-Thomas ENGINEERING

Pittsburgh Office
9951 Old Perry Highway
Wexford, PA 15090
Phone: **724-935-8188**
Fax: **724-935-8189**
www.gibson-thomas.com

November 11, 2020

Mr. William Payne
Zoning & Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: McIntyre Heights
Application for Final Approval – PRD (plans dated August 31, 2020)

Dear Mr. Payne:

We are in receipt of the Shoup Engineering's Plan Review Letter, dated September 21, 2020 for the McIntyre Heights PRD Plan. The following is an item-by-item address to those comments:

1. Four parcels comprise the total plan area. Is the intent of the Recording Plans to consolidate these parcels? If so, the plans should identify the parcels and clearly note the intent to consolidate. If not, a separate Consolidation Plan should be prepared and submitted.

Response: Drawing RP-2, A Consolidation Plan, has been added to the plan set accordingly.

2. A Developer's Agreement and Stormwater Operations and Maintenance Agreement will need to be entered into with the Township.

Response: Acknowledged. A Developer's Agreement and Stormwater Operations and Maintenance Agreement will be entered into with the Township. Please provide us a template document that the Township uses for such.

3. A final Stormwater Management Plan must be submitted to the Township.

Response: Acknowledged. A Stormwater Management Plan is in progress and will be forthcoming.

4. An Erosion and Sedimentation Control Plan must be submitted to and approved by the Allegheny County Conservation District. Also, an NPDES General Permit must be obtained from the Allegheny County Conservation District for stormwater discharge from construction activity.

Response: Acknowledged. An Erosion and Sedimentation Control Plan and an NPDES permit will be submitted to the Allegheny County Conservation District.

ESTABLISHED 1916

Latrobe ■ Harrisburg ■ Indiana ■ Fayette ■ Washington ■ Ft. Myers

5. Pennsylvania Department of Environmental Sewage Planning Module Documents must be submitted to the Township for review and approval.

Response: Acknowledged. The Pennsylvania DEP Sewage Facilities Planning Module package has been prepared and presented to the required entities for signatures and execution.

6. A traffic study must be submitted to the Township in accordance with a condition of approval of the tentative PRD.

Response: Acknowledged. The Traffic Study report letter, dated September 22, 2020, has been completed and submitted herewith.

7. Prior to the issuance of building permits for individual units, the applicant must pay the applicable transportation impact fee to the Township.

Response: Acknowledged. The Transportation Impact Fee shall be paid prior to the issuance of individual building permits.

8. A copy of the proposed covenants and Homeowner's Association (HOA) documents should be submitted to the Township for review. The documents should identify that the HOA will be responsible for ownership and maintenance of the following features:

- A. Open space
- B. Stormwater detention facilities
- C. Storm sewers located outside of the public road right of ways
- D. Islands in the cul-de-sacs
- E. Guest parking spaces adjacent to public roads
- F. Storm water channels and swales

Response: Acknowledged. HOA documentation will be provided by the Developer under separate cover.

9. The following notes on Drawing Sheet GEN-I contain typographical errors or incorrect information:

- A. Layout general notes - Note 6

Response: Acknowledged. The plan has been corrected accordingly.

- B. Post-Construction Stormwater Management notes - Note 12

Response: Acknowledged. The plan has been corrected accordingly.

- C. Waterline general notes - Notes 1 and 8

Response: Acknowledged. The plan has been corrected accordingly.

10. Setbacks for accessory structures should be established and notes regarding these setbacks should be placed on the Recording Plans.

Response: Note added to Dimensional Requirements Table on RP-1 in accordance with Conventional Development Dimensional Table in the Zoning Ordinance.

11. The Recording Plans should note that the following features are to be privately owned and maintained by the Homeowner's Association.

- A. Open space
- B. Stormwater facility access and drainage easements
- C. Drainage easements
- D. Islands in cul-de-sacs
- E. Guest parking spaces adjacent to public roads

Response: Note 1 has been added to the RP series drawings that addresses these responsibilities.

12. The top border on Recording Plan Drawing Sheet RP-3 is very close to the edge of the Drawing Sheet. The surveyor should verify with Allegheny County that it can be recorded as prepared. Also, is there supposed to be a Recording Plan Drawing Sheet RP-2?

Response: Borders on all recorded plan sheets have been revised accordingly. A Sheet R-2 is included, as a Consolidation Plan. We would like to have the Sheet R-2 Approved separately, for its recording prior to the RP-1 Record Plan of the Subdivision.

13. On the Recording Plans, the easement in the open space at the northwest corner of the intersection of McIntyre Road and Waylin Drive should be identified.

Response: Easement label added to the plans accordingly.

14. Access to the stormwater detention ponds needs to be identified and easements for the same should be identified on the Recording Plans.

Response: A 20' Drainage & SWM Facility Access Easement has been added between lots 109 and 110.

15. Where will roof drains discharge?

Response: Roof drain discharge locations have been more clearly identified on the plan sheets. Some will be directed frontward, and connected to the curb underdrain, which is in turn, connected to the next available street inlet box. On low side lots, we propose rear discharges. Some into a common header pipe and discharges into the mini-basin system. Other rearward roof drains are daylighted into collector ditches that also empty into the basins.

16. On Recording Plans RP-3 and RP-4, the arc distance of 171.68 feet on Waylin Drive in front of Lot 109 does not agree with the total of the individual lot arc distances.

Response: After addition of new 20 foot drainage & SWM access easement between lots 109 and 110, the arc lengths on 107 (23.23'), 108 (63.11'), 109 (63.11'), ESMT (20.03'), and 110 (2.20') add up to 171.68' as labeled.

17. On Recording Plan Sheets RP-3 and RP-5, rear lot line distances on Lots 1602, 1701 and 1702 are missing.

Response: Rear lot line distance labels have been added to the plans accordingly.

18. Party wall lot lines for the duplex units are shown on Recording Plan Sheets RP-3 and RP-5 which is acceptable. If the applicant wants to initially leave these lot lines off of the Recording Plans and record separate plans after the units are built that is also acceptable.

Response: Noted. Party wall lot lines have been left in this submission. We will address the final construction with As-Built and submission of a Lot Line Revision Plan if needed.

19. Parts of various lots encroach into the 50 feet wide perimeter PRD buffer. Any restrictions to these lot owners or general restrictions to the HOA regarding the PRD buffer should be noted on the Recording Plans. The Planning Commission should supply input regarding this matter.

Response: Note 4 has been added to the RP series drawings.

20. The approval of the tentative PRD Plan was conditioned upon addressing the items in the Planning Commission's Meeting Report from October 24, 2019. The items which may still require further action consist of the following:

- A. Township would retain the right to review the proposed level of amenities during final approval.

Response: Acknowledged.

- B. Require a light post at every unit on a photocell. Maintenance covered in the covenants.

Response: Acknowledged. Light Posts have been identified for each unit with a maintenance note added.

- C. Review buffers adjacent to existing units for adequacy of buffer after clearing and adding supplementary buffers if needed.

Response: Acknowledged.

21. Is there a permanent storm water facility proposed at the rear of Lots 112 and 113? If so, easements for the same should be provided.

Response: There is a permanent stormwater facility proposed behind Lots 112 and 113. An easement has been added accordingly.

22. The appropriate fire protection official(s) should review the location and number of fire hydrants proposed.

Response: The Fire Chief for the area of coverage has reviewed the preliminary plans and concurred with the proposed waterline/hydrant locations. Hydrant locations have not been modified from the preliminary locations. Final concurrence will be attained by the Fire Chief.

23. The width of the cartways proposed around the islands in the intermediate and end cul-de-sacs on Waylin Drive should be identified on the Site Plans.

Response: Acknowledged.

24. More information is needed on the proposed arch culvert proposed to cross beneath Waylin Drive. A typical cross section should be provided. Will the culvert be aluminized metal? Are footings proposed? What type(s) of end treatments are proposed?

Response: Acknowledged. More information will be added on the forthcoming Stormwater Management Plans. The proposed pipe is an elliptical CMP 53"H x 84" wide, set below invert in/out stream bed elevation. The pipe ends will be chamfered 1.5:1, to match with the reinforced soil slope faces of the fill embankment. The slope facings will be duck-bill cable-anchored Presto Geo-Web, filled with R-3 rip rap stone. This will have a finished look of a rock faces slope.

25. It appears that perimeter buffer plantings are proposed in areas that may already be wooded.

Response: It would be our intention to provide additional buffer plantings in areas with existing adequate natural vegetative coverage. We will work with the Township staff to determine areas that will or will not need additional buffering per agreement.

26. A typical detail for a park bench is shown on Drawing Sheet L-2. Where are the bench or benches proposed?

Response: Park bench location has been more clearly identified on the plans. Specific location is at the small loop road island near the mailbox bank.

27. The applicant's consultant should contact me regarding needed revisions concerning the typical roadway section shown on Drawing Sheet DET-1.

Response: Acknowledged. The typical roadway section has been updated and included as detail on plan. The road grading has been revised accordingly.

28. A crushed stone roadway detail is shown on Drawing Sheet DET-1. Is this the proposed access road to Stormwater ponds? A width of the road should be identified.

Response: The crushed stone roadway detail is for the stormwater pond access roads. The width of the roads have been identified. These pond access roads will be reinforced with Presto-GeoWeb cells, and crushed stone filled as the finished road.

29. Although not shown on the approved tentative PRD Plan, is there a benefit in extending the road right of way off of the cul-de-sac of Hadley Court to the nearby Ross property line?

Response: Per discussion at the Planning Commission meeting, the right-of-way has been extended off of the cul-de-sac of Hadley Court to the nearby Ross property line.

30. The applicants should verify that no phasing is proposed.

Response: The project will be completed in a single phase.

Should there be any additional questions or comments, please do not hesitate to contact this office.

Very Truly Yours,
Gibson-Thomas Engineering Co, Inc.



Jason F. Paulovich
Division Manager – Land Development

cc: Scott Shoup, PE – Shoup Engineering Inc.



Gibson-Thomas ENGINEERING

Pittsburgh Office
9951 Old Perry Highway
Wexford, PA 15090
Phone: **724-935-8188**
Fax: **724-935-8189**

www.gibson-thomas.com

September 22, 2020

West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: Traffic Study – McIntyre Heights Planned Residential Development
West Deer Township, Allegheny County, Pennsylvania

Dear West Deer Township,

Gibson-Thomas Engineering Co., Inc. (Gibson-Thomas) has completed a traffic study for the proposed McIntyre Heights Planned Residential Development. The purpose of this report is to conduct a trip generation analysis in order to evaluate the anticipated trips associated with the development.

The proposed development consists of 31 single family detached homes and 32 duplex units (16 duplex structures). The development is to be located along McIntyre Road (T623) in West Deer Township, Allegheny County. Access to the site will be provided via a single driveway (Waylin Drive) onto McIntyre Road, approximately 110' west of Shadow Court. Waylin Drive will be stop controlled. McIntyre Road is stop controlled at the intersection with Shadow Court, but will remain free flow at the proposed driveway.

A trip generation analysis has been completed based on the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. Land Use 210 – Single-Family Detached Housing was used to analyze the traffic anticipated to be generated by the proposed development. This land use was utilized for a total of 63 dwelling units – 31 single family homes and 32 duplex homes. Table 1 summarizes the trip generation results.

| Table 1: Trip Generation Summary | | | | | | | | | |
|---|--------------|------|-------|--------------|------|-------|---------|------|-------|
| Trip Type | AM Peak Hour | | | PM Peak Hour | | | Weekday | | |
| | Enter | Exit | Total | Enter | Exit | Total | Enter | Exit | Total |
| Trips for Land Use 210 - Single-Family Detached Housing (63 dwelling units) | 12 | 37 | 49 | 41 | 24 | 65 | 340 | 340 | 680 |

The trip generation shows that the proposed development is anticipated to result in 65 new PM peak hour trips. This is below the 1,000 or more PM peak hour trips that would require further traffic analysis and potentially additional impact fees, as stated in the West Deer Township Code of Ordinances (Chapter 117-9). Based on the impact fee ordinance, the standard impact fee of \$336 per new PM peak hour trip in Zone 1 would apply to the proposed development. The developer proposes to provide impact fees in the amount of \$21,840, based on 65 new PM peak hour trips.

Sincerely,

Gibson-Thomas Engineering Co., Inc.

Eileen N. Botti, PE, PTOE

ESTABLISHED 1916

Latrobe

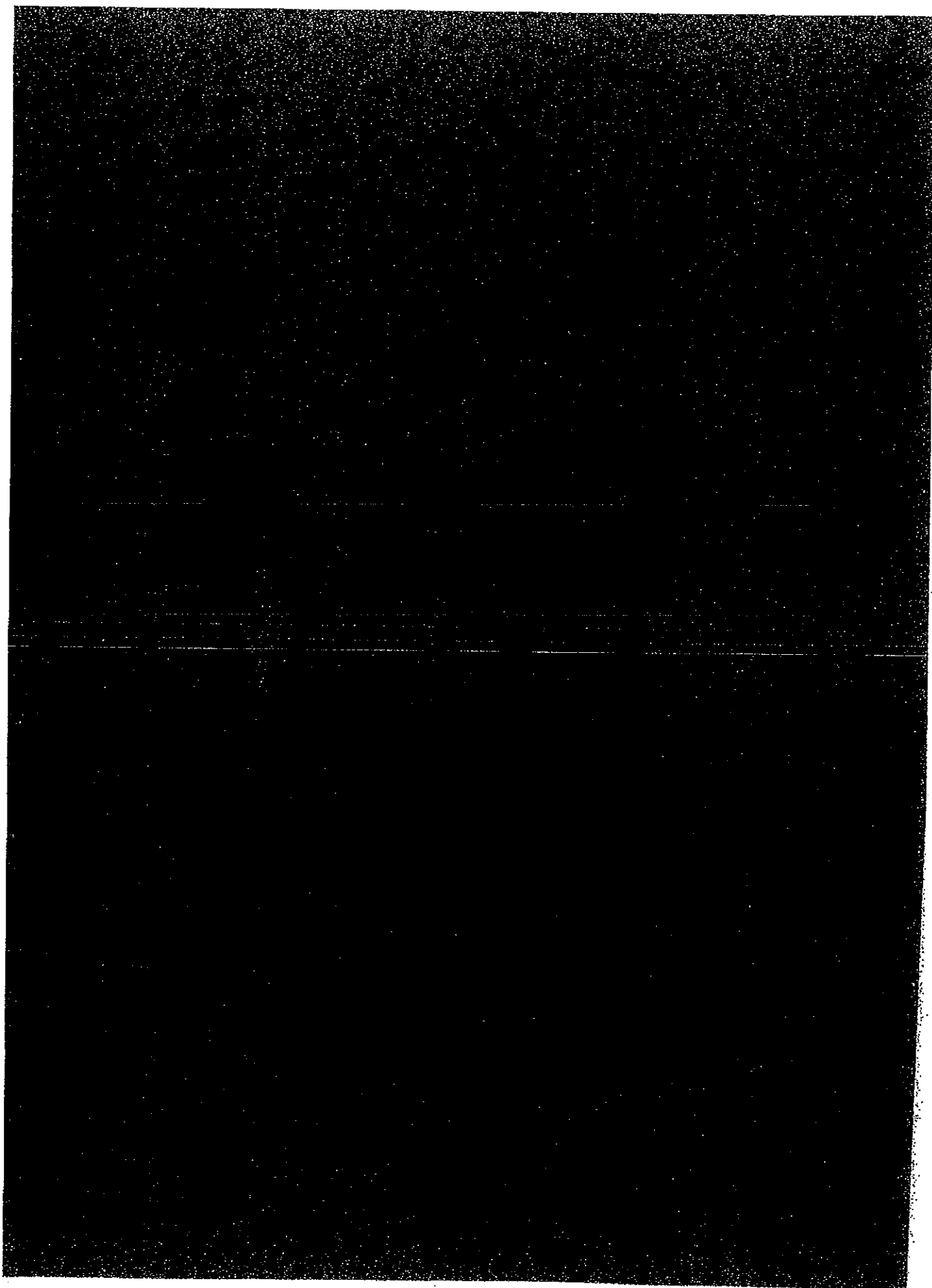
Harrisburg

Indiana

Fayette

Washington

Ft. Myers



AUTHORIZATION: ADVERTISEMENT OF THE DEMOLITION OF 3-5 OAK STREET

ATTACHED IS INFORMATION AND PHOTOGRAPHS OF THE STRUCTURE LOCATED AT 3-5 OAK STREET.

LOT/BLOCK #: 1361-S-365
OWNER: ARLENE D. PALMER

MR. PAYNE INSPECTED THE PROPERTY AND DETERMINED – PURSUANT TO TOWNSHIP ORDINANCE 172 – THAT THE STRUCTURE IS IN A DANGEROUS CONDITION, AND THAT IT CONSTITUTES A PUBLIC NUISANCE. SPECIFICALLY, THE HOUSE IS IN VIOLATION OF THE INTERNATIONAL BUILDING CODE AND ARTICLE VI OF ALLEGHENY HEALTH DEPARTMENT RULES AND REGULATIONS (SEE ATTACHED “NOTICE OF UNSAFE STRUCTURE”).

MR. PAYNE.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE TOWNSHIP MANAGER TO ADVERTISE AND SOLICIT BIDS FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 3-5 OAK STREET.

| | <u>MOTION</u> | <u>SECOND</u> | <u>AYES</u> | <u>NAYS</u> |
|-----------------|---------------|---------------|-------------|-------------|
| DR. MANN | ___ | ___ | ___ | ___ |
| MR. FORBES | ___ | ___ | ___ | ___ |
| MRS. HOLLIBAUGH | ___ | ___ | ___ | ___ |
| MRS. JORDAN | ___ | ___ | ___ | ___ |
| MR. KARPUZI | ___ | ___ | ___ | ___ |

Re-Bid Demolition Bid Packet for 3-5- Oak Street

Funding: From Township Demo Budget



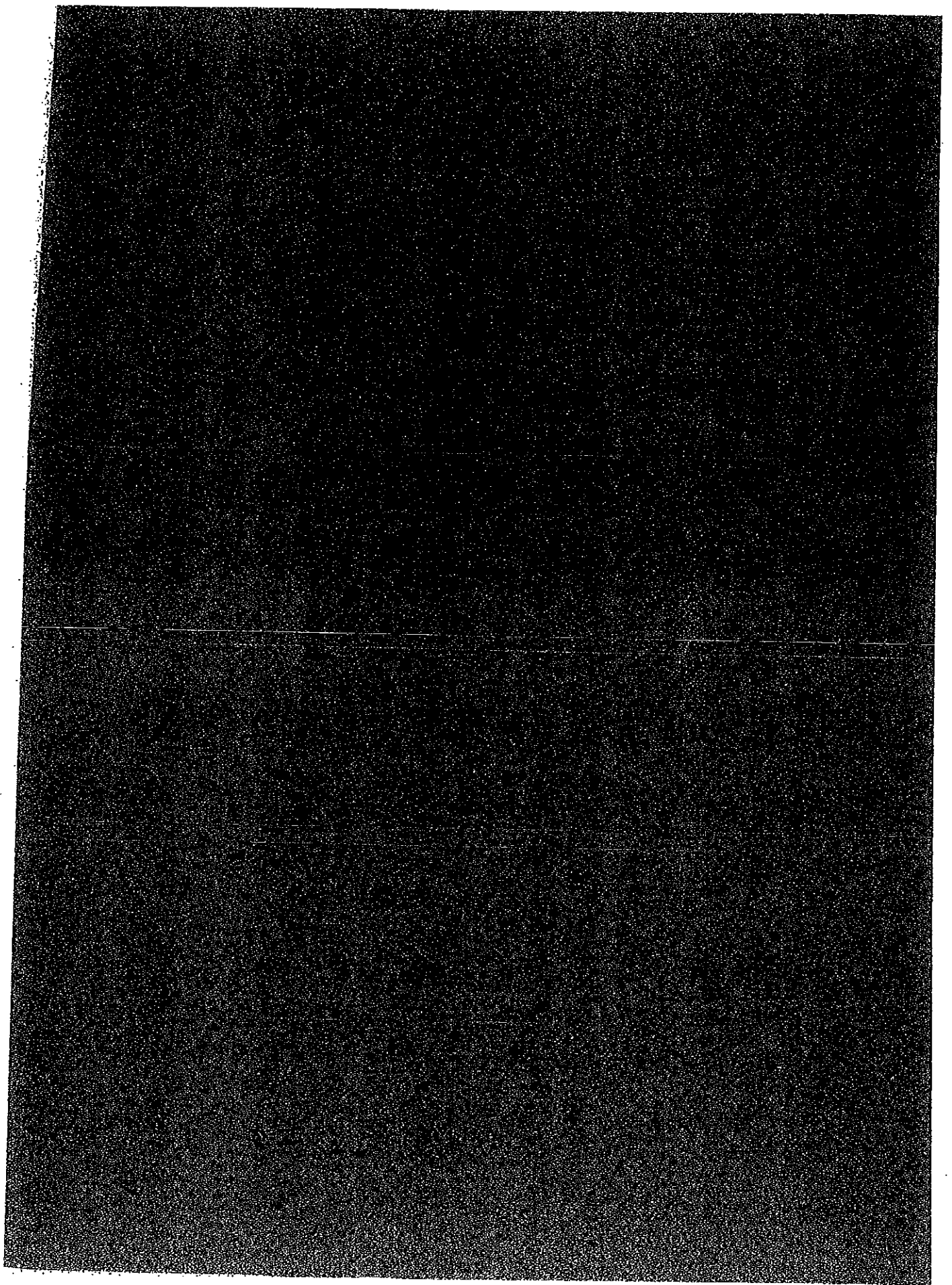
Scope:

1. Remove/properly dispose of duplex building and all its belongings.
2. Remove and dispose of all debris around house and yard including but not limited to pile of scrap wood in rear yard, basketball hoop, etc.
3. All utilities to be removed and/or capped per utility company standards within 15' from the street. All utilities approximate locations to be marked after final grading. Foundation to be back filled with clean fill only and rough graded in such a way that after settling there is not an area that standing water can pool.
4. All capped utilities will need to be inspected by the Township prior to burying.
5. Prior to backfilling the Township must inspect site to ensure all debris has been removed properly.
6. Any disturbed areas must be seeded and covered with erosion control material such as straw.
7. All asbestos **HAS BEEN** abated by the Township prior to demolition.
8. Lot shall be regraded where needed to make a mow-able area.
9. Bond or equivalent shall be provided to the Township prior to start of work.
10. Bids for hand demolition will not be accepted.

Sealed Bids will be opened on December 14th at 10am.

Demolition to be started no earlier than January 1 2020 and to commence later than February 28 2020. Project shall be completed within 30 days of start date.

- Please note that Oak and Pine Streets are ONE WAY streets, you must enter through Pine Street and exit through Oak Street. Please see attached map for clarity.



DISCUSSION: NIKE SITE RESTROOM USAGE

MR. KARPUI...

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 | _____ | _____ | _____ | _____ |
| DR. MANN | _____ | _____ | _____ | _____ |
| MR. KARPUZI | _____ | _____ | _____ | _____ |