

PINE CREEK TOWNSHIP
MEETING MINUTES OF FEBRUARY 7, 2024

The Pine Creek Township Board of Supervisors held a public hearing and regular monthly meeting on February 7, 2024, at 7:00 pm, with Supervisors John M. Reese, Dean L. Edwards, Jr., and Dave Winkleman, Jr., present.

Also present: Joy K. Packard, Ken Packard, Kevin Ferrara, Brett Bowes, Jeff Snyder, Greg Kisko, Steve Bianchi, Kellen Krape, Greg Love, Michele Whitney, Rhonda Sweeney, Ben Sweeney, Ken Leitch, David Rockey, Shaun Raudabaugh, Pam Smith, Matt Stover and David Closs of the Avis Fire Company, Taryn Saar, Rick Macklem, Police Chief Dave Winkleman, Sgt. Dennis Gill, Township Engineer Todd Pysher and Solicitor Thom Rosamilia

Public Hearing – Zoning Ordinance Amendment

Township Solicitor Thom Rosamilia

Solicitor Rosamilia then began the public hearing on the Zoning Ordinance Amendment, stating that a public hearing is required anytime there are amendments to the ordinance. He explained that the proposed changes have been available for the past 30 days online as advertised in the newspaper.

Solicitor Rosamilia announced that there continues to be issues and the Supervisors are requesting that the public vacate the building in a quick and orderly fashion, get in their cars and leave the property. There is no reason that anyone should be loitering around inside or outside the building. He asked that people respect that as there have been issues at prior meetings and we don't want to see that happen again so we're asking that people leave in an orderly fashion and vacate the property.

With respect to the Zoning Hearing, I'm going to go through the process that we're going to follow. I am going to ask Township Engineer Todd Pysher to give a quick rundown of the amendments which have been proposed and have been available to the public for several weeks. Individuals will have an opportunity to speak up to three minutes and will open the floor for the Supervisors and public to make any comments or ask Mr. Pysher questions about the proposed amendments.

The hearing will then be closed, and it is anticipated that the proposed amendments will be voted on when the township meeting is convened

Township Engineer Todd Pysher explained that the zoning ordinance amendments change all the Special Exception Uses to Conditional Uses, adding that the only difference between Special Exception Uses and Conditional Uses are that Special Exceptions are heard by the Zoning Hearing Board and Conditional Uses go before the Board of Supervisors.

According to Pysher, there really is no difference between a Special Exception and a Conditional Use and it makes more sense to have the Board of Supervisors, who are responsible to enact conditions and to enforce them, to hear those uses. Both Special Exception and Conditional Uses are permanent uses, it is just that they come with the ability for the governing body to establish conditions. Mr. Pysher went on to give examples of conditions that could be established by either the Zoning Hearing Board or the Board of Supervisors.

Mr. Pysher said that other changes involved moving some things that were listed as permitted uses to conditional uses.

Also references that were incorrect in the Zoning Ordinance referring to the township Floodplain and Stormwater Management Ordinances have been corrected.

There was also an additional use added for a helicopter landing pad because there was not a provision for that in the Zoning Ordinance. Mr. Pysher explained that a helipad would not be used on a regular basis, but if there was an incident in the township there really needs to be a place where you would be able to land helicopters. There is now a provision allowing helipads as a permitted use in all districts for fire companies who would then be responsible for the operation and maintenance of the helipad.

All the uses that were a permitted use, special exception or conditional use were moved to a more appropriate zoning district. There were no uses removed from the ordinance, and anything that is not a permitted use automatically becomes a conditional use.

Solicitor Rosamilia asked for comments on the proposed amendments from those in attendance.

Resident Kevin Ferrara asked if the provision in the current zoning ordinance requiring that a helipad within the township must be outside of a 250-foot buffer zone in a residential area was going to be removed. Mr. Pysher indicated that the requirement was removed from the zoning ordinance. Mr. Ferrara said he contacted the FAA regarding this change, and they had serious concerns of a potential helipad being put behind the fire company due to the life safety risk.

Todd Pysher explained that zoning is not meant to be all encompassing and that just because something is allowed by zoning, does not mean that you do not have to secure all other requisite permits, meet all additional requirements, and obtain approvals from all regulating entities.

There being no additional questions or comments, Chairman Edwards adjourned the public hearing and the regular meeting for February was called to order at 7:15 pm

Individuals recording the meeting: Michele Whitney of the Clinton County Watchdogs, Kevin Ferrara and Rick Macklem

Meeting Minutes

Chairman Edwards asked if there were any changes or additions to the minutes from the January 2, 2024, Reorganization Meeting; there being none, Supervisor Winkleman made a motion to approve the minutes as presented; seconded by Supervisor Reese, MCU.

Chairman Edwards asked if there were any changes or additions to the minutes from the January 2, 2024, monthly meeting; there being none, Supervisors Reese made a motion to approve the minutes as presented; seconded by Supervisor Winkleman, MCU.

Financial Report & Invoices

Supervisor Reese made a motion to approve the financial reports and invoices as presented seconded by Supervisor Winkleman, MCU.

Public Participation

Resident Joy Packard

Resident Joy Packard asked Chairman Edwards if he had answers to her questions from the last meeting regarding how the police officers are paid, adding that Chairman Edwards asked her to email her questions to him which she did but he did not respond.

Chairman Edwards then asked Joy Packard about the last statement included in the email she sent to him questioning his integrity and honesty. He stated that is why he did not respond to the email.

A discussion ensued regarding prior conversations and comments between Mrs. Packard and Chairman Edwards and previously answered questions regarding the township paying for healthcare coverage for Tracy Winkleman and why the township is paying Dennis Gill an unsubstantiated amount in lieu of health insurance coverage.

Resident Ken Packard

Resident Ken Packard stated there were four checks not listed on the Disbursement Report from December 7, 2023, to January 2, 2024. He then provided the check numbers to the Board and Chairman Edwards indicated he would provide that information to Mr. Packard prior to the next meeting.

Mr. Packard questioned the deposit of funds from Appalachian Utilities listed on the Income Report for intermunicipal work stating that Appalachian Utilities is a private company asking why it would be considered intermunicipal work.

Supervisor Reese explained that Appalachian Utilities did a project in Valley View Estates where they dug across the township road and they were not able to pave the road before Winter and asked the township to repair the road and bill them for the work.

Matt Stover – Avis Fire Company

Matt Stover of the Avis Fire Company provided financial documentation for the township's annual donation to the fire company.

Steve Bianchi

Resident Steve Bianchi asked if there was any progress made by the township about the individual living out of a camper on the property in the Industrial Zoning District in Woolrich. He also questioned if the individual has a permit to operate his business on the property.

Chairman Edwards said he visited the property, and the township's Code Enforcement Officer also visited the property and will be working with Township Engineer Todd Pysner and the Zoning Officer on the matter.

Jeff Snyder

Resident Jeff Snyder commended the Supervisors for creating the Recreation Committee and he recently attended a meeting of the Recreation Committee and learned of future events and projects and commended the Committee for doing a great job.

Recreation Committee:

Taryn Saar, Chair of the Recreation Committee reported that the Recreation Committee met this past Sunday and the Committee has a few requests and questions for the Supervisors.

Mrs. Saar said the Committee anticipates getting quotes and/or bids for projects at the Park and asked for information on bidding requirements and Township Engineer Todd Pysher provided her with that information during the meeting.

The Committee would also like to add the Zeigler Museum (cabin) at the Woolrich Park to the reservation list to increase revenue and plan to set the rental fee at \$75.00 per event.

A discussion was held about the size of the cabin and the number of people who may occupy the cabin at one time.

She also noted that restrooms are a high priority for the Committee and the Committee received two estimates but after learning the bid requirements, the Committee will have to look at the restroom project again.

Township Engineer Todd Pysher suggested that the Committee purchase materials for renovations of the restrooms from a CoStars vendor under state contract and then the Committee would not have to get bids.

Mrs. Saar also requested the Supervisor's approval to open a checking account at Journey Bank for the Recreation Committee authorize the Chair and Treasurer of the Committee to be signatories on the account.

Mrs. Saar requested that former member Erin Winslow be removed as the administrator for the Recreation Committee's FaceBook page and if asked for an update on the website pavilion rental calendar on the township website and Chairman Edwards suggested she work with Dennis Gill on the FaceBook page and the calendar.

Supervisor Winkleman made a motion to approve opening a checking account for the Recreation Committee at Journey Bank; seconded by Supervisor Reese.

Chairman Edwards suggested the motion be amended to include signatory information and limit the amount of checks issued written without approval from the Board of Supervisors to \$1,000.00 and two signatures will be required on all checks.

Supervisor Winkleman then amended his motion to include signatories on the Recreation Committee checking account as the Chair and Treasurer of the Recreation Committee, all three of the Township Supervisors and the Township Secretary/Treasurer, two signatures are required on checks, and checks may be issued in amounts up to \$1,000.00 without approval from the Board of Supervisors; seconded by Supervisor Reese, MCU.

Old Business:

There was no old business presented for discussion.

New Business:

Zoning Ordinance Amendment

Supervisor Reese made a motion to adopt the Zoning Ordinance Amendment; seconded by Supervisor Winkleman, MCU.

Floodplain Management Ordinance

Supervisor Winkleman made a motion to adopt the Floodplain Management Ordinance; seconded by Supervisor Reese, MCU.

Stormwater Management Ordinance

Supervisor Reese made a motion to adopt the Stormwater Management Ordinance; seconded by Supervisor Winkleman, MCU.

Great Island Race

Supervisor Winkleman made a motion to approve the request for the Pine Creek Township Police Department to provide traffic control for the Great Island Race Series on SR0150 at Tobacco Shed Rd. on June 22, 2024; seconded by Supervisor Reese, MCU.

Annual Warrior Trail Run

Supervisor Winkleman made a motion to approve use of township roads, the Woolrich Park, and donate use of a pavilion for the Warrior Trail Run scheduled April 14-16; seconded by Supervisor Reese, MCU.

Reschedule March Meeting

Supervisor Winkleman made a motion to reschedule the March meeting to March 13, 2024, at 7:00 pm; seconded by Chairman Edwards, MCU.

2024 Material Bids

Supervisor Reese made a motion to advertise for bids for road materials and schedule the bid opening for March 13, 2024, at 7:00 pm; seconded by Chairman Edwards, MCU.

Police Department Hourly Rates

Supervisor Winkleman made a motion to increase the hourly rates for police services provided to municipalities by \$5.00 to \$70.00 per hour; seconded by Chairman Edwards, MCU.

Brady Street Extension

Chairman Edwards explained that last year the Supervisors made an agreement with Avis Borough that if the Township would fix the road and cul-de-sac and split the cost with the Borough, they would take over maintenance of the road and get the liquid fuel funds. The Borough sent a letter to the Supervisors asking for directions as to how to proceed.

A discussion was held as to what the Borough must do to take over the road and Chairman Edwards made a motion to table the matter; seconded by Supervisor Winkleman, MCU.

Right-To-Know Officer Report

Right-To-Know Officer Macklem provided the following report for January: Three Right-To-Know Requests from Joy Packard.

Adjournment

There being no further business, Chairman Edwards adjourned the meeting at 7:50 pm.

Respectfully submitted,

Darlene S. Macklem, Secretary