

**Minutes of the Regular Meeting**  
**Of the South Park Township Planning Commission**  
**South Park, PA 15129**  
**March 27, 2024**

**Pledge of Allegiance**

**Notice to Attendees**            Notice was read by Russ Bracker

**Roll Call**                            The meeting was called to order by H. Russell Bracker.

Present: H. Russell Bracker, Patrick Sable, James Waychoff, Adrian Weil, John Papinchak and Mark Depretis

Also present were Thomas Bonidie, Code Enforcement Officer, Dan Deiseroth, Township Engineer. Carla Lukehart and Emily Bernhardt were in attendance in place of Carolyn Yagle, Planning Consultant.

**Approval of Minutes**

Motion was made by Mr. Weil, seconded by Mr. Sable to approve the minutes from the February 28, 2024 Regular Planning Commission Meeting. All members voted aye. The motion is carried.

Motion was made by Mr. Sable, seconded by Mr. Waychoff to approve the minutes from the February 28, 2024 Reorganization Planning Commission Meeting. All members voted aye. The motion is carried.

**Kay Plan of Lots-  
Minor Subdivision-  
Preliminary/Final Approval**

Mr. Bracker: The first item this evening is for the Kay Plan of Lots. Please come forward and state your name and give us a review of the plan.

*\*In an effort to save time and due to the large volume of crowd/static interference making some individuals hard to hear, the minutes have been summarized with only key sections typed word for word. The entire meeting is of course available digitally as it is recorded.*

**Greg Gorman, PVE:** Mr. Gorman announced that he is the engineer representing the developer of the property, David and Angela Kay. He reminded the Planners that the Plan was discussed last month and mentioned that there are no changes with respect to the proposed division of the 4 lots as they are all compliant with the Township R-1 regulations. They have made an adjustment to their proposed storm infrastructure to accommodate an existing 8-inch storm drain line from the abutting parcel. The plan will now provide for standard catch basin and 15-inch diameter storm sewer extended to the point at which the 8-inch storm line crosses the property line of the proposed Kay Plan of Lots. By doing so, the storm sewer system meets the construction standards of South Park Township. Mr. Gorman then also addressed the general wetland inquiries raised last month. He reiterated that the wetlands delineation was done by Gailey Environmental in March, 2023, an accredited source/company and the President Adam Gailey provided a written statement which Mr. Gorman read: *'Sometimes wetlands and other features labeled on a map or a design plan without a formal investigation being conducted or formal investigation is outdated. Typically, a wetland delineation is valid for five years. That may be the case for this site. In any case, I evaluate a site based on its current conditions and what I observe during my time on site. That being said, wetland resources are determined by three factors: Hydrology, how wet is an area or (inaudible), Vegetation-plants that only grow in wetland conditions, and Soils- typically dark or gray soils resulting in saturation. All three of these need to be present for an area to be classified as a wetland. As part of my investigation, I conducted three separate sample point areas, and in my report on figures 3 as shown as SP1, SP2 and SP3. For SP1 and SP2 these being the two areas in question that were previously delineated as wetlands, neither of these location met the definition of a wetland. They certainly are low lying depressional areas but they lack one or more of the criteria to classify as a wetland.'*

Mr. Papinchak mentioned that he was absent last month but that he read over everything and visited the site and asked Mr. Gorman to explain a bit more regarding the drain pipe discovery.

Mr. Gorman: Stated that the existing 8inch drain line that provides drainage for a low-lying area of the abutting property, with the high side of the pipe being on the abutting property and then the low side of the pipe drains into the current subdivision, Kay Plan, area. After it discharges from the pipe it drains to an existing public storm inlet on site and conveys to the adjacent storm water management facility that is part of the Bonnie Dell Acres Plan. So, the proposed storm extension will maintain that connection to ensure the drainage and that the low-lying area of the adjacent property will still have the ability to drain all the way through to that storm facility.

Mr. Deiseroth: Mentioned a review letter dated March 14, 2024 that agrees with the revised plans. He was on site with the property owner to review the storm sewer that will be tied into the Kay plan and has reviewed it with the Public Works Director and has stated that the storm pipe will now be a part of the public infrastructure. All technical comments meet South Park ordinances. Only

outstanding items left to address are things that would be done prior to start of construction as outlined in Gateway's letter and would have no bearing on tonight's decision.

Ms. Bernhardt: Stated that all four lots comply with South Park Zoning.

*Mr. Bonidie had no comments at this time.*

Mr. Bracker called upon the audience if anyone wished to speak with regards to the Kay plan of Lots.

**Rhonda Keebler, 2229 Watchfield Drive:** Asked for clarification on how the 2 lots are being divided, if the one lot is divided into 3 and Mr. Kay's is one of the original lots since it was advertised as 2 lots becoming four. She also mentioned that she has plans from 2005 which may be obsolete but has concerns that the owner before Mr. Kay may have done some grading on wetlands and that there is still existing wetlands there which may be affected. Also questioning the large camera light poles on the property recently erected and whether they required permits.

Mr. Gorman: Explained that Lot#3 has some square footage from the eastern most of the existing 2 lots. So, it is 4 lots from the existing two. The current delineated wetlands will not be affected by any of the proposed new construction.

Mr. Sable: Reiterated and clarified with the Township Engineer that the plan complies with all the requirements and all outstanding issues from the previous month were looked into and addressed.

With no other comments from the audience or the Board, Mr. Bracker called for a vote on three items:

Motion made by Mr. Waychoff, seconded by Mr. Papinchak, to **Recommend** the waiver request as submitted by the applicant to the portion of South Park Township's Subdivision and Land Development Ordinance, Chapter 118 and as per the Township Engineer's recommendation letter so that the application may be considered for both preliminary/final approval. All members voted with Mr. Weil as nay, the remaining aye. The motion is carried.

*(Mr. Weil stated if it is a two-part process by the ordinance then it should remain as such.)*

Motion made by Mr. Sable, seconded by Mr. Depretis, to **Accept** this preliminary and final application for a Subdivision as being complete per the Subdivision and Land Development Ordinance. All members voted with Mr. Weil as nay, the remaining aye. The motion is carried.

Motion made by Mr. Papinchak, seconded by Mr. Sable, to **Recommend** this application for preliminary and final approval for a Minor Subdivision, to be located at 2220-2222 Watchfield Drive (769-N-14 & 769-N-12). All members voted with Mr. Weil as nay, the remaining aye. The motion is carried.

**Majestic Woods-  
Major Subdivision-  
Preliminary Approval**

Mr. Bracker: Advised everyone they will get a chance if they signed in, but first will start with the applicant to give a brief overview.

**Mr. Mike Wetzel, Victor Wetzel & Associates:** Stated that he is representing Majestic Woods LP and they are here tonight for Preliminary Subdivision Plan for the Majestic Woods Development which is a 108 single family development located along Sleepy Hollow Road. By using a large map/drawing on an easel he pointed out the 2000-acre COUNTY Park area(green) and then the 63-acre Majestic Woods site within South Park Township located within two zoning districts, R-2 (blue) and R-1(red) which are separated by Sleepy Hollow Road. Mr. Wetzel stressed that neither currently or in the past had the property ever been part of the County Park System (RP). The area to be subdivided would be the R-2 area with 106 single family lots which meet the required setbacks and then 2 lots to be located within the R-1 District below Sleepy Hollow Road. No variances or modifications are being requested. There will be two access points into the plan, one being a midpoint loop and then a secondary loop point access as well as a cul de sac abutting near County Park property. There will be open space area in two areas, along with main storm water retention facility located along the south side Sleepy Hollow and a BMP detention facility. All reports, stormwater, environmental and Geotech have been submitted for review. Sidewalks to be on both sides of the streets within the plan and a sidewalk for Sleepy Hollow on the North side. Proposed road improvements to Sleepy Hollow includes a 2inch overlay of asphalt and then to upgrade the other section to Township standards with new road face, asphalt binder, wearing course and widened to 20 feet. The property frontage for both entrances will be widened to Township standards, 22-foot wide cartway, curbs and road paving depth requirements. Sleepy Hollow is currently 33ft right of way within the site so it would now become 50 ft road right of way within the site then. Acknowledged receipt of review letters from Township Planner, Engineer, Police and Public Works and have responded accordingly and are therefore seeking preliminary approval recommendation.

Mr. Sable: Clarified again with Mr. Wetzel that the property is privately owned within the Township itself, and not in the County Park.

Mr. Deiseroth: Stated their initial review was dated March 14, 2024 in which the following documents were reviewed: Preliminary Major Subdivision application, Allegheny County Subdivision and Land Development review Application (3/6/24), project narrative, preliminary post construction stormwater management plan, transportation impact study, crash data appendix, wetland report, geotechnical investigation, preliminary subdivision plan itself, deed info and utility service availability letters. They then submitted revised plan, revised geotechnical study, response to the review letters. Reminded everyone that for preliminary approval you are setting the stage for final approval, to make sure the project is feasible, the lots comply with Zoning Ordinance, there is adequate Stormwater Management, completing any other upgrades to infrastructure as required, that

geotechnically it is feasible, and if it moves forward then the heavy engineering details related to actually building the plan would be part of final approval. There are a few highlights and corrections that the developer will need to make on their plan during the preliminary approval. Under Stormwater Management, the low-lying area was previously a pond to be converted to a modern stormwater basin, they will have to control storms from the 2-year event all the way up to the 100-year event. They would also have to make sure that there is infiltration on the property to address current regulatory requirements. It is also noted that there will also be an entire separate submission to the DEP which will require the developer to obtain an NPDES permit to be prepared and approved for the site since there is more than an acre of disturbance. Two entities to comply with- Township and DEP. The infiltration testing will be with final plan submittal. Sanitary sewers and planning modules approval would also be third party and separate. Traffic study was done in accordance to PennDOT standards and does not require any additional improvements other than the upgrades to Sleepy Hollow Road. There are some Geo technical concerns for some of the lots in proximity to mine elevations to be worked out with final plans as well. The wetland analysis shows one jurisdictional wetland which will not impact the development and will be protected. It is noted that there are two gas lines that will need to be relocated. Plans were also suggested to be forwarded to the County Parks Department for comment but to date have not heard back yet.

Ms. Bernhardt: Based on our review of the preliminary plan and the Township Zoning Ordinance, the plan complies with all of the criteria of the R-1 and R-2 Zoning Districts and we recommend it for approval.

Mr. Bonidie: Noted for the record that the application was received on March 6<sup>th</sup> and on March 7<sup>th</sup> it was sent to ACED (Allegheny County Economic Development). On the 15<sup>th</sup> it was sent to Mr. Andrew Baechle of the County Park Department. As of tonight's meeting, have not received any comments from either.

Mr. Papinchak: Asked the company who did the transportation analysis to describe in more detail.

**Joshua Haydo, David E Wooster & Associates:** Mr. Haydo stated that, the idea of the traffic study is to quantitatively identify traffic operational impacts of the development. The study was scoped with the Township's Engineering Consultant who identified what intersections to study. They then project the additional traffic into the intersections to identify if there would be significant increases in delay, stacking etc. And he states the results of the study were favorable along those lines.

Mr. Bracker: Can you tell us how many additional trips you are forecasting?

Mr. Haydo: Stated that TIS focus on the most congested periods of the day: AM commute and afternoon/evening peak. Morning peak anticipates generating 77 vehicular trips, and in the afternoon, it is 103. 7-9 a.m. and 4-6 p.m.

Mr. Weil: Questioned the difference between 20- and 22-foot upgrade on Sleepy Hollow in the two different areas.

Mr. Wetzel: Explained that currently there are no curbs associated with Sleepy Hollow so the area to be upgraded to 20-foot cartway is the standard Township requirement for a cartway without curbs. So, it is proposed to be built to the width, but will not have curbs at the one location, and then along their frontage it would have a 20-foot cartway in addition to the curbs and with a sidewalk along the northern side.

Mr. Bracker then addressed the audience and advised that due to timing they may not be able to get to each individual. Also suggests, if someone else addresses same concerns, allow someone else to speak then rather than repeat and take up another's time. *In an attempt to keep things orderly and timely, sign in sheet was filled out ahead of time by residents so that Mr. Bracker could then call on the audience more efficiently.*

**Mr. Thomas Priano, 1020 Old Post Road:** Mr. Priano read his statement regarding opposition to the development citing concerns such as: potential mine subsidence, narrow bridge at Sleepy Hollow and Stoltz, overcrowding of schools, excessive traffic on Stolz Road. His main focus is the Developer specifically. Mentions court cases the developer has been involved in, specifically one in which he had to pay punitive damages for erosion and sedimentation violations. Also mentions a case with Canonsburg. Mr. Priano's property is along the south western border of the Sleepy Hollow project (6 lots) all of which have hillsides creating concerns. Feels the developer has been proven negligent before and is worried they will be again at his expense and safety.

Mr. Bracker: Mentions the Township has experience with this developer in the past, and feels that to date it has been positive.

Mr. Bonidie: Clarified the Developer is currently involved with Villas of South Park project off of Snowden Road and that there have been no issues or complaints. *Audience questions the size for a comparison.* Mr. Bonidie states that Villas is approximately 100 homes between the two builders. (Sleepy Hollow/Majestic Woods is proposing 108)

Mr. Deiseroth: Responded to state that as Township Engineer it is their job to follow the rules and regulations that are established to protect other homeowners. With 40 years of experience in development, the correct way to go about doing this is: 1. Make sure the plans submitted are airtight and the developer would then have to build by them, 2. Developer will have to have independent inspections of land to set the slopes for building etc. It is then all submitted for review. Township engineer is also on site to deal with all issues and inspections related to Township infrastructure.

*Audience members start shouting and Mr. Sable asks for decorum and to let each person be allowed to speak.*

Mr. Deiseroth: Acknowledged that people are aware of occurrences in Western PA of landslides and other things which is why the extensive reports are required. Also stated that through the required Developer's Agreement, there are bonds and insurance posted to guarantee the completion

and contributes to the safeguards. The state of PA has established guidelines and as long as a developer follows them and complies, they can not be stopped. Reminded audience of the two other major developments in the past 6 years, Summit Station and Villas of South Park, neither of which have had any major issues and are now nearly completely built out.

Mr. Priano: Stated that he understands the professionals will do their job but that with what occurred in Wexford with the \$5 million negligent lawsuit, he is very concerned since there are no guarantees, especially when this developer is involved.

**Timothy Foster, 1046 Westchester:** Asked the Board for clarification that they are ready to make a recommendation this same evening.

Mr. Bracker: Stated that the Planners are not a governing body and they only make recommendations to the Supervisors who then will take everything into account prior to making their final decision.

Mr. Foster: Questioning why the Board would consider making a decision without a comment letter from ACED (Allegheny County Economic Development).

*Mr. Bondie mentioned that no letter has been received to date and Mr. Bracker stated that is not unusual.*

Mr. Foster: Stated that he was in contact with Mr. Matt Trepal of ACED and questioned the County if their process is just a matter of rubber-stamping projects. Claims that in discussion with Mr. Trepal they received the Township letter on March 11<sup>th</sup>. County has 30 days (April 10) to reply. Claims that county needs all the time for their review so questioning why the meeting is before that. In conversation with Matt, he states that they discussed the conditions and concerns of Sleepy Hollow Road (road width, sidewalk and horse trail), the Bridge, mine subsidence. Cutting trees/vegetation will increase groundwater issues, leading to those concerns. Also questioning the stream that runs through the proposed property. Stated he has have met multiple times with Allegheny County Land Trust people, Gary and Joan Carmen as well as other executives of the County. Stated Mr. Carmen's dying wish was for the property to go back to the park through the trust per his wife, Joan, at the funeral. Also states he has been in conversation with State Representative Andrew Kuczma. States the development is within 500 ft of the buffalo and is detrimental to the entire Sesqui area of the Park. Brought up the petition signed by over 11,000 people. (*Note: petition is not exclusive to current South Park residents, people from all over the US have signed it.*)

Mr. Sable: Clarified again that this is preliminary approval this evening, not final so there is still time for County to reply and provide documentation.

Mr. Foster: States that Mr. Trepal is not happy that things are moving forward prior to the 30-day County review process.

Mr. Depretis: Stated that they make their decision based on all information that is provided to them. Asked Mr. Foster if he believes then that the County intends to definitely respond.

Mr. Foster: Stated that yes, the Township should expect a report by April 10<sup>th</sup> that is different than what is usually sent by ACED due to scope of project.

Mr. Bracker: Clarified that final approval may not be next month regardless, it could be a few months out depending on the Supervisors and any other items that may arise.

*Audience and planners discuss point of 'preliminary' approval and its importance in the scheme of things. Clarifying the difference between next steps via paperwork versus actual site work.*

**Jason Sobek, 1750 Stoltz Road:** Presented a petition, started 3 weeks prior, that has garnered over 11,000 signatures of which 1,114 are from zip code 15129 & 15236 (South Park) with the majority of the remainder being surrounding areas. He then describes the land as a 'hidden gem' as it has mature stand of trees, wetlands, trails, abundance of wildlife, borders the County Park and has part of Sleepy Hollow Run passing through it. States that Equestrians, Hikers and Bikers all love the area. Also has concerns for runoff, flooding, due to the steep slopes involved if/when the property is stripped of trees and vegetation. Also brought up mine subsidence and acid mine drainage concerns. Also claims that someone has already started ripping down trees and was accessing the property through the County Park side.

Mr. Bonidie stated that he has heard some trees have been taken down but that he has not personally witnessed it.

Mr. Wetzel: Stated that for the geotechnical reports, and to gain access to boring locations, a few trees were taken down.

Mr. Sobek: Questions how there can be no waivers or modifications requested based on current conditions of the road and bridge. Feels that a 20-foot cartway would not be adequate. Concerned about the many equestrians that use the area as well. Questioned how process works if the developer is cutting into adjoining property owners' property to make the sidewalks. Also raised stormwater and flooding concerns. Questions how the proposed detention ponds protect the owner of 1971 Sleepy Hollow (Gildea). Also concerned over increased traffic specifically on Stoltz, Stewart, Kings School and Berryman. Says will be requesting Township reports so that he can look into sanitation and sewage capacity. The wildlife, geese, ducks, coyotes, foxes, deer etc. are all endangered if they lose their 60-acre homes. Coyotes are already a problem; it will get worse. Wants to see the report from the wetlands delineation report and know whom was consulted as he believes the property to be wetlands. Reiterated, the ACED report should be available prior to the planners making a decision. School requirements in the future may be a concern, taxes are already one of the highest mileages in the County so has concerns over what the increase cost to the taxpayer may be for additional students, teachers etc.



Mr. Sable: Stated that they have been advised, as far as capacity goes, we have capacity to handle additional students coming through the system. The elementary school just got a 20-room addition, plenty of room exists at the middle school.

Mr. Sobek: Brought up old Pittsburgh Steam Mine Works previously on the property and therefore with a high risk of mine subsidence with potential pollution of Sleepy Hollow Run watershed and wetlands from acid mine drainage which may result from the development as they cut into previous mine voids during excavation and infiltration of utility lines. And specifically highlighted gas explosion risks, or seepage into other homes. Wants to see geotechnical study if available. Feels that test borings should be completed before preliminary approval is considered. Questioned if Hydrological studies were also done and wants to see copies of all.

**Timothy Smith, 1839 Edward Drive:** Pointed on a map where he lives and stated that as he works from home, he saw the activity on the property and does believe that geotechnical study work was taking place. Stated that he has a civil engineer degree and 30 years of experience with development, stormwater control and management so he also has concerns. Stated that he works for an international energy company and that they always have to do a threatened and endangered species evaluation so questions if that has been done, since there are endangered bats in the area. Also stated that he works for Townships that have tree removal mitigations.

**Ms. Bonnie Gildea, 1971 Sleepy Hollow Road:** Pointed out her property on the map and then stated again how important this area is to all of them for preservation. Strongly opposed to the development because: believes Mr. Zokaites is an unscrupulous developer, traffic congestion with the bridge being the one and only main entrance/exit, environmental issues such as water runoff, erosion and flooding, higher taxes, school capacity, loss of green space and the historic bison herd of South Park. Workers, heavy machinery and noise are also concerns. Wants to know if the chemicals associated with construction and building will be part of runoff that ends up in her pastures and property putting her 70-year owned farm and horses in danger. Stated that she has never had an issue but if property above is developed then landslides will become a risk. Questioning how any HOA that monitors the stormwater basins in the future would have her property interests included. Stated she distrusts the developer and urges everyone to do their research. Stated that should the development get approved she will be seeking legal counsel to do whatever she can to stop Majestic Woods.

**James Converse, 1901 Sleepy Hollow Road:** Showed the planners a picture of a tractor trailer parked on Sleepy Hollow Road, pointing out that there are curbs and it blocks the road to through traffic. Also showed a picture of the guard rail, explained that he recently had a fire at his property and is still not sure how Broughton Fire Truck managed to get in there.

**Allison Foster, 1912 Stoltz Road:** Stated has lived at this address since 2001, walks along Sleepy Hollow all the time. First concern is the traffic, with so many deer and losing woods, fears more accidents will occur. With regards to water situation, Ms. Foster Broughton up the recent water rescues that have taken place due to a neighboring Township's development. States that despite rules supposedly being followed, it appears that their detention pond's runoff has issues and goes

into Township creek. Back in the day, before this development, there was never flooding or issues. Questioning how many sewer taps are allowed, capacity of the sewage system handling all of these taps and construction all at the same time. And also, asked why is the only green space offered the unbuildable area, why they couldn't offer any additional open space. Mentioned how unsafe and smashed the current guard rails are currently with limited traffic, so how will increasing traffic benefit.

**Diane Foster, 1046 Westchester:** Spoke on behalf of the South Park Buffalo Family. Stated she is not against development, only that certain areas like Sleepy Hollow should be looked at more carefully due to horses, buffalo etc. Works with Allegheny County Director of Parks, Andy Baechle and other County executives that support their efforts. Since the County is an advocate and helps, asking the Township officials to do the same. The buffalo are national and historical treasures that need protected. The development is only 500 feet away from the buffalo in its closest proximity and they are extremely noise sensitive. They have no way to escape the construction noise. Urging Township to preserve the peace and tranquility along Sleepy Hollow and Sesqui Drive for animals that have been there for over 100 years.

Mr. Bracker: asked Mr. Sable to provide the Board with some additional information regarding the tax questions that were raised earlier.

Mr. Sable: Acknowledged all the great perspectives and points being raised by the audience. Stated that South Park is 9.27 square miles of property (640 acres in 1 square mile). The County Park which is tax exempt comprises 2000 acres. Park along with other nontaxable properties in the Township (Schools District properties, Churches, NETL Plant, Roads etc.) is another estimated 500-750 acres. That's 2500-2750 acres which is then 3.9-4.3 square miles of property. Mentioning this because no other community or school district in this region that has 43-46% of it's property tax exempt. Therefore, the residential taxpayer is doing the 'heavy lifting' since South Park has small commercial/industrial base. Taking this property into consideration as it relates to tax relief to all tax payers in the entire community. Estimates that 108 homes would bring in half million to the School District and over 54 thousand dollars to the Township which helps other tax payers as well. Education costs are higher due to all the new restrictions and guidelines in place, takes money as well as the aspect of all other community services that would be provided to the Township as a whole. Stated that the children and the taxpayers are most important to consider.

Mr. Sobek: States that Summit Station and the other development should be enough helping to offset school taxes.

Mr. Sable: Says that's how the renovation for the middle school, the upgrade at the Stadium, and the 20-room elementary Center Expansion occurred.

Mr. Bracker: Clarified to audience that he wanted Mr. Sable to address the previous concerns raised regarding influx of students and whether the schools could handle the capacity (yes) and from taxpayer perspective. Not intended to create more discord.

**Jamie Marie Christian, 3008 Amy Drive:** Stated that she is executive director and founder of Lettuce Turnip the Beet Sustainability Collective and has 30 years spent on sustainability where they work in education, outreach and advocacy. In addition to the ecology of the animals, a major focus of concern is trees. They filter air and water. Mentioned that South Western PA is #2 in pollution issues, downwind from Clairton Mill leading to health issues. Also concerned over preserving the natural habitat. Suggests encouraging more commercial businesses rather than all this residential to help with tax burden and that there are other ways to find money as well rather than at the expense of Ecology/Land. Stated that there is a sustainable community, Etna, that is thriving and South Park should look into it. Offered her services due to connections with State and Federal resources to find alternative sources of income for the Township.

**Julia Gunn, 1840 Stoltz Road:** Owns 10 acres near the development. Concerned over the proposed detention pond that runs down towards Maripat and her property. Stated she has a ventilation shaft/mine shaft that the Bureau of Mines comes every six months or so to fill in with gravel due to water drainage from above currently so what is there to assure it won't get worse once all the trees are removed. There are 8 horse farms on Stoltz Road and 100 horses in South Park. Horses are in the top ten of most expensive hobbies so financially they are important. The new Development will affect the riders and horses. With regards to the Bethel Park School District proposed new location, feels that the roads and traffic are already an issue. Suggested looking into Transportational Alternative Funds (TAP) for Stoltz Road if Bethel, South Park and State coordinated efforts to make a pathway for bikes, equestrians, walkers etc. No room for cars and people as it stands today. Asked developer if they considered the other school which will be using Kings School to Stoltz if it was part of their Traffic Study.

Mr. Haydo: No, we did not.

Ms. Gunn: Believes it should be considered as the whole corridor loop, Library (Rt 88) to Kings School to Stoltz to Berryman is going to be 60+ busses per shift in addition to the proposed 108 new house traffic.

Mr. Papinchak: Asked Ms. Gunn to elaborate and clarify the agency that comes to her property and how many properties on Stoltz are horse farms?

Ms. Gunn: Bureau of Mines for her ventilation shaft and eight (8) horse farms.

**Jill Denk, 2520 Hout Road:** Read a statement requesting not to allow the development as Sleepy Hollow is a natural wildlife and plant life sanctuary, refuge for people. As a behavioral specialist, advocated for green space and it's benefits for mental health. Stated that sacrificing the essence of the what makes the community unique for profit is not acceptable. The removal of so much green space could potentially have far reaching negative consequences for the environment, public health, recreation, and community well-being. Preservation should be prioritized for future generations and everyone is responsible to do their part. The professionals have only shown and reviewed what Can be done, not necessarily what Should be done.

**Carolyn Savikas, 6947 Hilldale Drive:** Identified herself as Chair of the Friends of South Park. Presented a few incidents she would like people to read be aware of: January 2002 -Allegheny County did a comprehensive master plan which referenced Sleepy Hollow as a biological zone- Sleepy Hollow being the largest and most intact area in South Park from a natural resource standpoint. Their master plans recommend Sleepy Hollow be designated as an open space reserve and biological zone. The Allegheny Parks ecological assessment and Action plan of South Park prepared in March 2017 by Western PA (inaudible) mentions Sleepy Hollow sixteen (16) times. Two of the most ecologically intact portions of the Park being centered around the largest blocks of forest within Sleepy Hollow area. Wetlands and rare plants also within the Sleepy Hollow 59-acre area slated for development. The South Park Township Comprehensive Plan adopted February 12, 2018 with significant input from resident listed the number one goal of balancing development with conservation to maintain the appeal and quality of the community existing land base. Also mentioned that the Township requested 10 acres from the park to help with stormwater management in the past and is concerned that they will do so again thus reducing County Park Area. Also reiterated that the Allegheny Land Trust is interested in purchasing the land to donate to the Park. Anticipates that this development would also create issues for the Park such as excessive littering, vandalism given that the Park is open until Midnight, and the risk to the buffalo.

**Paul Smith, 1009 Old Post Road:** Feels there is not enough information yet available regarding the proposed development such as kinds of houses, price range, clientele they are geared towards, sale versus rent etc. Residents are aware that in order to preserve green space it could create financial difficulties. Recognized the allure it would have to government and developers for tax revenue etc. Pointed out the two large lots and that last time it was deemed undevelopable so why are there proposed lots this go around? Feels this was due to possible stormwater which could affect all the roads beneath them (Old Post) and cause significant changes/problems. Earthwork is uncertain and the limited greenspace that would remain is not enough to meet the demands of the community over time. Reminded people that the 2 recent Supervisor candidates acknowledged the importance of this area to the residents and supported them. Brought up Summit Station as being ugly and resented by residents. Stated that although the Planners and BOS made a good faith decision, feels like the end result is taking away from the value and esthetics of the community. Does not trust the Developer, and says the posted sign lists a different Company requesting approval than that which is listed on the plans which means the meeting is improper. (*Northwest Land LLC is the developer on the plans and application-one drawing provided in the Park News has Majestic Woods LP on the drawing which could be cause of the confusion.*)

**Whitney Gastmeyer, 962 Westchester:** Asked several questions: with regards to comprehensive plans is there ever any feedback or suggestions made the Township regarding replacing that which is torn down (trees) in another area or whatever?

Mr. Deiseroth: No ordinances to that affect.

Ms. Gastmeyer: Then asked for clarification on how the Member of the Planning Commission are appointed, via Board of Supervisors (*correct*). And mentioned that Mr. Sable is also a School

Board Member. Wanted to point out that if the plant doesn't pay taxes, the employees do pay school taxes.

Mr. Sable: If they live in the community, they pay real estate property tax. The NETL plant, they pay wage tax to where they live.

Ms. Gastmeyer: Questioning which tax one pays to the community in which they work. (Note: *it is the LST tax-most people board included, are not aware or understand the difference between. Wage tax which is percentage of total wages earned is paid to the community in which you live. LST tax which is a flat rate of \$52 is paid to the Community in which one works. So, NETL, in theory is withholding \$52-most likely \$1 a week from each employee to send to South Park for the LST tax. The wage tax is withheld and paid to wherever the employee lives. Property tax is where you live also,*)

Understands that the land in question is not part of County property, but with regards to numbers previously mentioned, pointed out that part of the County Park is in Bethel so some of the figures mentioned based on 2000 acres would be inaccurate.

Mr. Wetzel: 1400 acres of the park is within South Park.

Ms. Gastmeyer: Questioning timing and method as to how soon PC is getting their information with regards to the plans. In essence, are any of them using tools available (Google etc.) to gather additional information to be fully informed regarding a litigious developer or whatever. Therefore, does the Township appropriate funds in the event something goes wrong and if not, where does the money come from? Knowing the developer's history of negligence, or passing the blame etc. asked if nothing else why would the Township not look into this in the interest of money alone? If the environmental issues and others raised by residents are not as important then when considering South Park Township as a business alone and the bottom line financially, feels like it is still not a wise decision. Also inquired as to whether neighboring communities (in this case Bethel Park) are notified about these larger developments for general feedback, of the South Hills Council etc.

Mr. Depretis: Suggested that may be a better question for the Supervisors than to the Planners because that would be more in their area.

Ms. Gastmeyer: Asking if there is a vetting process for applicants prior to recommendations. Feels it is important to note the Victor Wetzel was the engineer for the last Sleepy Hollow project and asked if there is anything formally note of such.

*Audience member shouted if anyone has an answer to that?*

Mr. Weil: Stated he has no problem answering, acknowledged there are 4 or so questions so wanted to clarify which they want him to answer.

Ms. Gastmeyer: Pointed out how earlier Mr. Bonidie mentioned no problems with the Villas development, and stated perhaps that is more lucky than anything, but continued to point out that there is flooding issues on Snowden Road so it's not nothing. Conflict of interest when the Planners overlap as School Board members.

Mr. Weil: Noted that he is not on the School Board. And that he has two criteria which he looks at when making his decisions; safety- including neighbors, development itself, the road, children etc. And number two is whether the application before him is legal. Taxes are not an issue for him one way or the other. Stated that he does research things via Google. Gets email, not on social media. Received 30 emails and thought he was prepared based on that but some new issues raised tonight will also get his consideration. Commended the audience on their preparation and presentation for their cause.

Mr. Bracker called on anyone in the audience if they had anything new to add

Ms. Gunn: Pointed out that there have been 3 water line breaks on Sleepy Hollow in the last month all of which was after the drilling up on the hill which may or may not be coincidence. Suggested calling water company (PAWC) for more information. Also noted the road is a mess from the machines and the water company.

**Ray Steinhauser, 1555 Berryman Avenue:** Stated that he is a construction engineer. Stated is takes approximately 22 contractors to build a house which is 2236 trips into the plan for 108 houses for one contractor. Mentioned road bonds, are required in his line of work, so why is this no different. Should have bond to protect the culvert, road etc. so that damages don't affect the taxpayer. Appealed to the Planners to think of them when making decision.

Mr. Sable: Acknowledged all of the important information provided this evening. In fairness, feels that Mr. Wetzel (developer) should also be given a chance to address all the issues. And hopes that the County gets their review submitted soon like Mr. Foster mentioned on or before April 10<sup>th</sup>. Suggested that he and the planners consider tabling for now. But also stressed that people must recognize and understand things from a legal standpoint and litigation risks. Mentioned how Mr. Carmen brought up at the meeting last year that he wanted to sell for retirement and was upset with all the people trespassing on his property causing him liability concerns.

Mr. Bracker: advised audience on the next steps depending on the way the vote goes.

Motion made by Mr. Sable, seconded by Mr. Waychoff, to table this preliminary application for a Major Subdivision as being complete per the Subdivision and Land Development Ordinance. All members voted aye. The motion is carried.

Motion made by Mr. Sable, seconded by Mr. Weil, to table this application for preliminary approval for a Major Subdivision, to be located along Sleepy Hollow Road (Lot/Block 771-F-75). All members voted aye. The motion is carried.

**Next Regular**

Wednesday, April 24, 2024 at 7:00 p.m.

**Meeting**

**Adjournment**

Motion was made by Mr. Papinchak seconded by Mr. Weil to adjourn the meeting. All members voted aye. The motion is carried.

Time: 9:32 P.M.

