

NORTH EAST TOWNSHIP SUPERVISORS
PUBLIC HEARING/MEETING
MONDAY, OCTOBER 3, 2016
7:30 PM

Chairman August Neff called the meeting to order with the Pledge of Allegiance. Also in attendance were Supervisors Fredrick Shunk and Robert Mazza, Attorney Robert Jeffery, Engineer Clay Fails and Secretary Karen Ahlgrim. Members of the public included, Jim Williams, Ann Kreider, Dick McIntosh, Denny Kershner, Scott Connors, Terry Thomson, Ella Mae Williams, Sally Griffith, Jeff Haines, Aime Szymanski, Jim & Jen Kemp and John Kloss.

Chairman Neff called the public hearing to order for the Meehl/Haines Rezoning request for property index # 37-020-069.0-008.00 on the southwest corner of West Main Road and Williams Road, now zoned A-2 Agricultural, requesting change to B-1 Commercial. Mr. Haines explained he may want to expand his business in the future and he is out of space at his present address in the valley. Mr. Jim Boland, whose property abuts this property, has a dug well and septic system and has concerns, he also feels that this would be spot zoning and possibly change the attitude of the homes around it. Mr. Dennis Kerschner asked if this request fits the Township Comp Plan and if this property is preserved. Jen & Jim Kemp asked why rezone right away, wait until needed, if they take out the grapes it will change the dynamics of the township. Mr. Haines noted he would like to purchase now and rezone otherwise the property would not be ready if he decided to build, August Neff noted that the property is in Clean and Green, going to B-1 would put it back on the active tax rolls. Attorney Jeffery stated that once the property is changed any permitted use could go in and possibly more than one, some uses would require conditional use permits. Mr. Shunk noted that everyone is entitled to request a change in zoning. Attorney Jeffery stated this is not spot zoning, there is commercial land on the east side of Williams Road presently, he explained there are many uses permitted in B-1, the problem is not with Haines Printing, but with many of the other permitted uses in B-1. Robert Mazza noted that as we change zoning and do zoning changes we need to continually look to future uses.

Chairman Neff asked for public comments or concerns and Ms. Sally Griffith of Hidden Lane asked the Board if she could purchase a hemlock tree and perhaps have the Township plant for her in the Conservation Park and later add a plaque beneath it. She also noted that the area of the proposed ADA pathway floods easily and questioned why the Township is going to use asphalt, she noted federal parks do not use asphalt, August Neff noted that the asphalt use was approved and is the best plan for an ADA access to fishing. Sally feels the marina was placed incorrectly by Fish and Boat, Robert Mazza noted that the Corp of Engineers chose the area, and yes yearly the sand must be moved.

A motion from Robert Mazza and the second from Fredrick Shunk approved the minutes of the September 19th, 2016 meeting as presented and passed by unanimous vote. Secretary Karen Ahlgrim presented the Treasurer's report for the month of September 2016 and by a motion from Fredrick Shunk and the second from Robert Mazza was accepted as presented and passed by unanimous vote. Bills were presented for September 19th through September 30th, 2016 for approval and payment as follows:

General Fund Checks	#15834-15867	\$ 86,697.74
General Fund Debits	#J2469, 2482	\$ 596.14
Water Fund Checks	#4529-4539	\$ 151,411.14
Sewer Fund Checks	#3625-3634	\$ 88,716.30

Total approved by a motion from Robert Mazza and the second from Fredrick Shunk was \$327,421.32 and passed by unanimous vote.

Correspondence:

Supervisors approved a request from the North East American Legion Auxiliary to hold their annual Election Day bake sale here, Tuesday, November 8th, 2016; a motion to allow came from Fredrick Shunk and the second from Robert Mazza and passed by unanimous vote.

The 2016 Annual Erie County Association of Township Officials convention will be held on Thursday, October 27th at Nick's Place in Edinboro. Interested officials are encouraged to attend and should let the secretary know by October 18th.

Old Business:

A small flow treatment facility plan was submitted to the Township for approval for a property belonging to Richard Pratt on Sulphur Springs Road, Engineer Fails reviewed and noted that it was being directed correctly and is a low risk to the Township, the County will watch. A motion to pass and sign Resolution #2016-018 was received from August Neff and the second from Robert Mazza and passed by unanimous vote.

New Business:

Supervisors addressed the Meehl/Haines rezoning issue from the public hearing portion of the meeting noting that Mr. Haines has requested permission of the Water/Sewer Authority to build over the sewer line behind his print shop, he is awaiting engineering approval, and they are checking the pressure that would be on the line. Clay Fails noted the Water/Sewer Authority wanted to upsize the line due to concerns of losing pressure on that line elsewhere. Mr. Haines' intent is to stay there if this all works out. August Neff noted that the North East Township Planning Commission and Erie County Planning have approved this request. It is felt that option A, building over the sewer line is the best way to proceed; Supervisors would like to see the results from the architect and engineer before any rezoning. Fredrick Shunk noted that the grape industry is changing and it is a four lane highway, it's not spot zoning. August Neff noted he owns property in the area also, he would be in favor of changing the zoning but as with the northwest corner of Brickyard and Route 20, the zoning was changed for a winery which was not built and now many other things could go there, he feels this should not be rushed. Mr. Haines asked what he should do now, does he take the chance the property could be sold to another party. Robert Mazza noted that he feels there is no immediate need, we can look at this following his Option A coming back, if that does not work out we would possibly look at this more favorably, Mr. Haines could buy the property if he chooses but there are no guarantees. A motion to table this request for the rezoning of property index # 37-020-069.0-008.00 for 30 days (November 7th, 2016) was received from Robert Mazza and the second from Fredrick Shunk and passed by unanimous vote.

Supervisors acknowledged a letter of request for fireworks funding for July 4th, 2017 from the North East Community Foundation. This will be a budget time issue and discussed at that time.

Engineer Clay Fails noted that the contract with Joseph McCormick Construction is in order and he will have the chairman sign this evening for the Conservation Park fishing access project.

Mr. Mazza noted that he would like to see a policy concerning plaques, trees, benches etc. be put in place for the Conservation Park or Gravel Pit Park.

August Neff noted that the dirt road paving project which put Kenmar, Eastern, Smithson, Shigo, North Hammond, Twenty Mile Gulf and Duncan under cover is complete and Township workers are completing the berm work now.

After announcements and with all business concluded a motion to adjourn was received from Fredrick Shunk and the second from Robert Mazza at 8:35 PM. Meeting Adjourned.

Respectfully submitted,

Karen Ahlgrim, Secretary