

Union Township Board of Supervisors
Public Hearing on Trax Rezoning Request
July 16, 2008

The public hearing was called to order by Chairman Steve Parish at 7:12 pm. The hearing was held at the Union Township Municipal Building, 3904 Finley-Elrama Road, Finleyville, PA. The pledge of allegiance was recited. Board Members in Attendance by roll call were Steve Parish, Scott Tkach, Larry Spahr and Linda Evans. Also in attendance: Harold Ivery--Zoning/Code Enforcement Officer, Carl Dei Cas--Township Engineer, Dennis Makel--Solicitor, Judith Taylor--Secretary-Treasurer.

A court reporter from Seiler Court Reporting was present and a full transcript will be provided.

Mr. Kim Clackson presented drawings and pictures of developments he has done or that are in construction as examples of the type of development that could be constructed on the Trax property, none of which were as large as the 42 acres in the Trax property. Mr. Clackson stated that Mr. Trax is not challenging the legality of the current zoning.

Andy Tullai, 26 Cardox Road, made a presentation regarding the proposed rezoning in relation to the Township's current Comprehensive Plan.

Mr. Dei Cas noted that the township does not have land development-related ordinances in place; i.e., storm water, lighting, and traffic impact, which would take six months or more and substantial thousands of dollars to prepare. It was also noted that the Township has no obligation to rezone, but could be sued if the Township rezones incorrectly.

Motion to close testimony

Motion by Larry Spahr, Second by Scott Tkach

Roll Call Vote: Parish-yes, Tkach-yes, Spahr-yes, Evans-yes. Motion carried.

Motion to go into executive session at 10:50 p.m.

Motion by Larry Spahr, Second by Linda Evans

Roll Call Vote: Parish-yes, Tkach-yes, Spahr-yes, Evans-yes. Motion carried.

Returned from executive session at 11:00 p.m.

Motion to close the public hearing

Motion by Larry Spahr, Second by Scott Tkach

Roll Call Vote: Parish-yes, Tkach-yes, Spahr-yes, Evans-yes. Motion carried.

Due to the lateness of the hour, the Board did not reconvene the July 14, 2008 board meeting as intended.

Subject to Board Approval 8/11/08

Motion to continue the July 14, 2008 regular board meeting to Monday, July 21, 2008 at 6:00 p.m.

Motion by Larry Spahr, Second by Linda Evans

Roll Call Vote: Parish-yes, Tkach-yes, Spahr-yes, Evans-yes. Motion carried.

Judith L. Taylor, Secretary