

Union Township Board of Supervisors
Special Meeting AdVenture Development
December 3, 2008

The Board of Supervisors Special Meeting was called to order by Chairman Steve Parish at 7:05 pm. The meeting 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, George Cheplic, Scott Tkach, Larry Spahr and Linda Evans. Also in attendance: Dennis Makel-Solicitor, Harold Ivery-Zoning/Code Enforcement Officer, Judith Taylor-Secretary/Treasurer.

Motion to go into executive session for reasons of discussion of litigation at 7:06 p.m.
Motion by Larry Spahr, Second by George Cheplic
Roll Call Vote: Parish-yes, Cheplic-yes, Tkach-yes, Spahr-yes, Evans-yes. Motion carried.

Returned from executive session at 7:25 p.m. Mr. Makel stated the discussion related to litigation concerning AdVenture and Kingsfield.

Mr. Kevin Dougherty, AdVenture Development, presented a new plan of the proposed development on Route 88, which is approximately 250,000 square feet compared to the original plan of 440,000 square feet. The plan consists of a Lowe's home improvement store of approximately 120,000 square feet, a grocery store of approximately 58,000 square feet and approximately 26,000 square feet of small shops, with some additional outparcels. The plan showed an access road off of Route 88, and Mr. Dougherty expects to improve Hidden Hollow Road, which is a private road, up to and possibly past the development to the property recently sold by Library Baptist Church. He estimates one new traffic light will be required.

Mr. Chuck Wooster, AdVenture's traffic consultant, stated that the traffic study required by PennDot will probably also include the intersection of Brownsville Road Extension and Route 88.

Ms. Debby Grass, Delta Development, a consultant for Adventure, stated they intend to apply for various public development funds that may be available.

Mr. Dougherty stated that he intends to comply with all current ordinances and any new amendments that may be approved.

Motion to go into executive session at 8:40 p.m.
Motion by Scott Tkach, Second by George Cheplic
Roll Call Vote: Parish-yes, Cheplic-yes, Tkach-yes, Spahr-yes, Evans-yes. Motion carried.

Returned from executive session at 9:10 p.m.

Motion to authorize the solicitor to draft a legal opinion and schedule a meeting with the attorneys for Mr. Dougherty, Mr. VanVoorhis and the attorney for the Township's insurance carrier in his office; and to continue the special meeting to Tuesday, December 16, 2008 at 7:00 p.m.

Motion by Scott Tkach, Second by Larry Spahr

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

Judith L. Taylor, Secretary