

The Board of Supervisors held executive session June 12 from 5:40 to 5:55pm to discuss personnel matters.

A regular meeting of the Somerset Township Board of Supervisors was held on Wednesday, June 12, 2024, at the Township Municipal Building. The meeting was called to order at 6:00 p.m. with the following in attendance: Supervisors James Bockstoce Joseph Cole Mark Lohr

PUBLIC COMMENT

Cathy Hainaut is requesting a public apology from Supervisor Lohr in regard to his behavior at the May 8 meeting. Ms. Hainaut stated that her son incurred a brain injury and has difficulty speaking and she was upset at Lohr laughing at him during public comment. Lohr advised he did not laugh at her son and that he does apologize.

Mr. Hrutkay stated he was also offended by Lohr's behavior.

Rosemary Stackowicz questioned the Board on the state of the Township financials. Cole advised he will review the matter.

Mark Lehotsky advised the Board to work together with the zoning hearing board and the zoning officer regarding the ordinances. He recommended item be tabled.

Tom Kalchthaler stated the Board needs to listen to the residents in regard to the ordinances and suggested they give reasons why they are in favor of updates. Bockstoce stated if businesses are not listed as a use, applicants can sue the Township. Cole advised of consulting with Strategic Solutions, engineers, farmers, MCS and agrees that a foundation of what is allowed or not will protect working farmers and allow them to supplement income. Lohr advised many items were removed since the beginning of the ordinance updating project.

Ashley Yocum suggested keeping commercial business in business areas, not in agriculture.

Mike Ornot is concerned the Township will turn into Peters Township.

Bill Pollock is concerned zoning updates will affect the budget and financials and he stated ninety five percent of Township will be commercial according to use chart. He suggested working with variance applicants and listening to neighbors to work together.

Joan Pollock asked what grants Township has applied for.

George Newsome from DCED suggests presenting issues transparently and respect the process during emotional meetings.

Billy DeBlasio thanked the Board for moving meetings to 6pm and he is not pleased Board is not taking into account residents requests.

Greg Spridik said the residents are being gaslighted by current officials and asked who these changes benefit.

Dan Smith stated he is concerned the Board is welcoming commercial into agriculture areas and asked that they do not adopt changes.

APPROVAL OF MINUTES

Motion: Bockstoce, 2nd: Lohr, to approve minutes of the May 8, 2024 Meeting. Motion passed unanimously.

APPROVAL OF CHECKS, WARRANTS & TRANSFERS

Motion: Lohr, 2nd: Bockstoce, to approve the payment of the following checks:

CFS General Fund# 2436-2464 SHA Fund# 1846-1852

Procurement Card 5-10-24 and any other necessary transfers. Motion passed unanimously.

OLD BUSINESS

AWARD 2024 ROAD PAVING PROJECT

Motion: Bockstoce, 2nd: Lohr, to award 2024 Paving Project to lowest bidder Tresco in the amount of \$338,796.00.

Motion passed unanimously.

NEW BUSINESS

FIRST SUBDIVISION OF DEBORAH BLACKBURN

Motion: Bockstoce, 2nd: Lohr, to approve First Subdivision of Deborah Blackburn. Motion passed unanimously.

REPORTS

Supervisors Cole thanks Lindsey for her work on the Agriculture Security Project.

Secretary The Secretary read the report.

Road Department Lohr advised crew is prepping roads for paving.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) PUBLIC HEARING AGENDA ITEMS

RECESS REGULAR MEETING

BOARD OF SUPERVISORS OPEN PUBLIC HEARING FOR PROPOSED SUBDIVISION AND LAND

DEVELOPMENT ORDINANCE

INDICATION OF PURPOSE OF THE HEARING

INDICATION OF COURT STENOGRAPHER

SWEARING IN BY THE COURT STENOGRAPHER FOR ANYONE WISHING TO MAKE COMMENTS ON THE PROPOSED SALDO

SALDO PRESENTATION BY JOHN TRANT, STRATEGIC SOLUTIONS LLC

INTRODUCTION

SALDO AMENDMENT PROCESS/TIMELINE

SALDO 101

SALDO IN SOMERSET TOWNSHIP AMENDMENTS

PUBLIC COMMENT

CLOSE PUBLIC HEARING

OPEN PUBLIC HEARING ON ZONING ORDINANCE

ZONING ORDINANCE PUBLIC HEARING AGENDA ITEMS

BOARD OF SUPERVISORS TO OPEN PUBLIC HEARING FOR THE PROPOSED ZONING ORDINANCE

INDICATION OF PURPOSE OF HEARING

INDICATION OF COURT STENOGRAPHER

SWEARING IN BY THE COURT STENOGRAPHER FOR ANYONE WISHING TO MAKE COMMENTS ON THE PROPOSED ZONING ORDINANCE

PROPOSED ZONING ORDINANCE PRESENTATION BY JOHN TRANT, STRATEGIC SOLUTION, LLC

INTRODUCTION

ZONING ORDINANCE AMENDMENT PROCESS/TIMELINE

ZONING 101

ZONING DISTRICTS

ZONING USE CHART

STANDARDS FOR CONDITIONAL USES AND SPECIAL EXCEPTIONS

SUPPLEMENTAL REGULATIONS

PUBLIC COMMENT

CLOSE PUBLIC HEARING

RETURN TO REGULAR MEETING

Motion: Bockstoce, 2nd: Lohr, to authorize advertisement of the Zoning Ordinance and SALDO Amendments for adoption at the Regular Meeting of the Board of Supervisors on July 10, 2024 at 6:00pm. Motion passed unanimously.

ADJOURNMENT

Motion: Bockstoce, 2nd: Lohr, to adjourn the meeting at 9:20 p.m. On a voice vote, the motion passed unanimously.

Respectfully Submitted, Julie Ann Dotson, Secretary