

West Mead Township Board of Supervisors

Public Study Session Minutes

September 10, 2024 - 4:30 p.m.

Present: Supervisors Bovard, Jordan and Shartle. Also present: Jonathan Nee, Chris Learn, Natasha Learn, Maggie Wisniewski, John Swick, John Phillips, Marissa Phillips, Howard Pears, Tim Roha, Ray Pollard, Aerial Jordan, Paul Martin, Alan Shaddinger and Jill Dunlap.

Note: This is a public meeting of the Board of Supervisors for purposes of general discussion of administrative, regulatory enforcement; police and road department and personnel; building and grounds; budget and related matters and issues related thereto that may or may not require action. It is also used to review and comment on the public meeting agenda for the regular public meeting.

The Chairman noted the above item.

Jonathan Nee of Mid Atlantic Interstate Transmission LLC, on behalf of parent company First Energy/Penelec, was present at 4:30 p.m. as advertised, regarding the sale of Township property for expansion of the current power substation located on Morgan Street. He noted there would be no cost to the Township for any necessary survey or subdivision requirements. He also stated various changes have been made to the documents that were recommended by Solicitor Alan Shaddinger and Solicitor Harry White. Jordan moved, Shartle seconded to consider Resolution No. 2024 - 16, approving and authorizing the Chairman to sign a Memorandum of Option and an Option Agreement with Mid Atlantic Interstate Transmission LLC, on behalf of First Energy/Penelec, a public utility, for its acquisition of land owned by West Mead Township and located behind the existing Township building at 1150 Morgan Village Road for approximately 3.86 acres. Vote - All Approved.

Natasha and Chris Learn, Maggie Wisniewski and Attorney John Swick on behalf of The Harper Event Venue LLC were present at 5:00 p.m. as advertised, as the Board of Supervisors held a Conditional Use Hearing and Liquor License Transfer Hearing for The Harper Event Venue LLC located at 13635 Dickson Road. Solicitor Shaddinger reviewed the application and their request for approval for the event center to be able to provide alcoholic beverages during their rental events. Attorney John Swick noted this would improve the proper dispensing of alcohol with the owners being responsible for their employees and bartenders instead of the current BYOB situation. In support of the proposal, he presented Exhibit A - Reasons to Support, Exhibit B - Agreement of Sale for the transfer, Exhibit C - Public Notice of Hearing and Exhibit D - Resolution of Approval. Maggie Wisniewski would be listed as manager of the liquor license. Howard Pears questioned noise and ending times. Natasha Learn said contracts are signed by the renters which state events must end at 11 p.m. with closing times of 12 a.m. Tim Roha questioned the use of the facility as a store or restaurant open to the general public. Natasha Learn indicated this is not their intent and Solicitor Shaddinger noted this could be considered as a condition of approval. Shartle had no issues with this request as he has been to several events at the facility and felt they would be better able to handle things on site. Bovard was in favor of a condition stating the facility shall not be open for public use. Aerial Jordan questioned if they would have to come back for further

approvals if they wanted to be open to the public or for any other significant changes and it was agreed they would. Jill Dunlap and Attorney John Swick discussed the procedures for submittal and approvals by the PLCB. Howard Pears requested a copy of the minutes be provided to him, Grace Smith and Tim Roha once approved and Dunlap will provide them to all. Jordan moved, Shartle seconded to approve a Modification of the Conditional Use Approval for The Harper Event Venue LLC, originally granted on August 4, 2020 with conditions as recommended by the Board of Supervisors and the Solicitor. Vote – All Approved. Shartle moved, Jordan seconded to approve Resolution No. 2024 - 17, authorizing the Intergovernmental Transfer of Liquor License R-9638 from the Venango General Store located in Venango Borough to The Harper Event Venue LLC located in West Mead Township. Vote – All Approved.

John and Marisa Phillips of 10144 Tamarack Drive were present at 6:00 p.m. to discuss water issues occurring at their property due to the recent paving and roadway work completed during the past month. They expressed their appreciation for the work done this summer but had concerns with the pipe and drainage as recent storms brought significant amounts of water down their driveway and into their garage and landscaping areas. Bovard noted the storm of August 17, 2024 was more isolated and more concentrated in that area of the Township. Items discussed included the installation of 18” pipe, overflow areas, blockages and mafia block placement. John Phillips noted the wedge curbs have definitely helped and noted water now runs from the Cochranon side of the road toward his house instead of originally from the Meadville side of the road. He expressed his concerns with his driveway when plowing in the winter months. Shartle noted he would continue to monitor the situation and Marissa Phillips agreed they would also.

Shartle moved, Jordan seconded to ratify payment to Shields Paving Inc. for additional paving work which included additional leveling pavement and wedge curbs in areas where necessary, in conjunction with the 2024 Tamarack Road paving project in the amount of \$23,026.05. Vote – All Approved.

The Solicitor discussed his revised draft version of the West Mead Township Zoning Ordinance Solar Amendment. He recommended removing the stormwater management sections as they would be covered under the current Stormwater Ordinance. He discussed various items including setbacks, fencing, noise limitations and decommissioning. Jordan moved, Shartle seconded to advertise the Solar Amendment to the West Mead Township Zoning Ordinance for consideration at the October Supervisors Public Meeting. Vote - All Approved.

The Board reviewed the items on the 7:00 meeting agenda.

Being no further business, Jordan moved, Bovard seconded to adjourn the meeting at 6:38 p.m.

Respectfully submitted,

Jill Dunlap
Secretary