

Juniata Township Meeting

July 05, 2022

Agenda

Call Meeting to Order

Pledge of Allegiance

Approval of Minutes and Financial Report

Engineer Report

Solicitor Report

New Business

- Part-time Maintenance Laborer/Operator Applications
-

Public Forum

Reports

- Construction Code Enforcement
- Planning Commission
- Road Master/Supervisor

Old Business

- Ridgeview Campground
- Hurricane IDA Recovery
- ARPA Funding

Announcements

- Next Meeting: August 02, 2022 @ 6:00 p.m.

Adjourn Meeting

Juniata Township Meeting

June 07, 2022

Minutes

Chairman Stein called the meeting to order at 6:00 p.m. at the Juniata Township Municipal Building and led the meeting in the Pledge of Allegiance.

Attendance

Present:

- Greg Stein – Chairman
- Dean Parks – Co-chairman; Supervisor
- Wib Hall - Supervisor
- Leslie McDermott – Secretary/Treasurer
- Jamie Catanese – CEO/SEO
- Butch Dysard - Roadmaster
- Greg Jackson - Attorney

Guests:

- See Attached

Reading and approval of the regular meeting minutes from the May 03, 2022, monthly township meeting.

Supervisor Parks motioned to accept the minutes as recorded for this meeting. Seconded by Supervisor Hall. Unanimously approved by the Board.

The financial report was presented. Supervisor Hall motioned to approve the financial report as recorded for this meeting. Supervisor Parks. Unanimously approved by the Board.

Engineer Report

- No further actions required by engineer, Tom Levine, at this time.

Solicitor Report

- No report.

NEW BUSINESS

Attorney Jackson – Conflict Counsel Representation

- Supervisor Parks motioned to retain Attorney Gregory Jackson as Juniata Township's conflict council. Seconded by Supervisor Hall. Unanimously approved by the board.

Public Forum

- Juniata Township resident, Deb Goss, attended the May 18, 2022 monthly planning commission meeting. After reviewing the minutes that were published, Deb discovered that there were a few items that were discussed but not included in the minutes due to technical issues with the recording device.
- Ms. Goss provided the Board of Supervisors with a detailed, written description of a discussion that took place at the planning commission meeting regarding Ridgeview Campground's DEP water permit.
- Ms. Goss reported that the chairman of the planning commission reported at the public meeting that commission member, Carl Grove, would not be attending the meeting and that he would be retaining new council from Harrisburg to handle the DEP water permit appeal against Ridgeview Campground.
- Ms. Goss requested that her description be added to the official minutes.
- Supervisor Stein asked that the planning commission take a look at Ms. Goss' request and amend meeting minutes if necessary and submit revised minutes to the board of supervisors.

Construction Code Enforcement

- See attached report.

Planning Commission

- See attached meeting minutes.
- Joe Biddle reported that he had Attorney Jackson review the short-term rental ordinance and discussed a possible moratorium on development in the township until ordinances can be updated.
- Attorney Jackson does not recommend a moratorium because there is a land development ordinance in place. Changes can be made to the ordinance but while changes are being made must follow the ordinance already in place. Township could find themselves in a very difficult situation if a blanket moratorium is put in place.
- Mr. Biddle also met with James Lettiere, Huntingdon County Planning Commission, to allow him to review the short-term rental ordinance. Mr. Lettiere provided a sample noise and odor ordinances to add to the short-term rental ordinance.
- Planning commission would like to proceed with the development and approval of rental ordinance.
- Attorney Jackson will work with planning commission to prepare final ordinances for the board of supervisors to vote on.
- Supervisor Stein asked for updates throughout the ordinance development process to allow the supervisors to offer input before final review.

Road Master/Supervisor Report

- Brandon and Mike are back to work. Working on ditches on Henderson Overlook Road.
- Cannot locate chain saws.
- Need to purchase a new road closed sign
- Signs must be in place at all times when working on roads.
- Wib will receive mowing price from Penn Township after their next meeting.
- Received a quote of \$3,379.20 from Heaton Construction for 10,560 lf of double yellow pavement markings.

Supervisor Parks motioned to accept the bid from Heaton Construction.

Seconded by Supervisor Hall. Unanimously approved by the board.

OLD BUSINESS

Ridgeview Campground

- Justin Stoner provided the board of supervisors with all necessary approved permits needed to proceed with the campground and requested final approval by the board of supervisors.
- Carl Grove asked how the board of supervisors could give final approval when there is an appeal before DEP.
- Attorney Jackson explained that pending before the environmental hearing board is a challenge to the validity of the water permit. If the township approves the plan based upon the issuance of the permit from DEP and then that permit is then set aside at a future date by the environmental hearing board then the township's approval would be nullified.
- Attorney Jackson advice to the board of supervisors is even though there is a pending matter before the environmental hearing board there has been nothing issued by the board that would act as a stay to the effectiveness of the petitions. At this time, the board has the permits that are necessary for approval and can approve plan at this time.

Supervisor Parks motioned to approve the Ridgeview Campground plan. Seconded by Supervisor Hall. Unanimously approved by the board by roll call vote. The motion passed.

Roll Call Vote:

Chairman Stein - Aye

Vice Chairman Parks – Aye

Supervisor Hall – Aye

Hurricane IDA Funding

- Inspection of Corbin's Road scheduled for Wednesday, June 15 @ 10:00 a.m.

ARPA Funding

- Secretary McDermott reported that no monies have been spent to this point and the second installment should be received in June.

Announcements

- Next meeting will be held July 05, 2022 @ 6:00 p.m.

Supervisor Parks motioned to adjourn the meeting @ 7:03 p.m. Seconded by Supervisor Stein.

Juniata Township Board of Supervisors Meeting Sign-in Sheet

Date: 6/7/2022

Signature

Print Name

Justin Stoner

Justin Stoner

Deb Goss

Deb Goss

Lee Goss

Lee Goss

Steven Grouse

STEVEN GROUSE

Joe Biddle

Joe Biddle

Carl Grouse

Carl Grouse

Ken A Stewart

Ken A Stewart

Andrew Grouse

Andrew Grouse

JUNIATA TOWNSHIP

MAY 2022 ACTIVITY REPORT FOR JUNE MEETING

Greg Coder / Hederson Overlook Rd., / Near Smithfield Twp. Line. – Mr. Coder will be replacing the roof on the existing garage. His contractor called to be sure no permit is needed. No permit is required for roof replacement.

JSM Realty / 7222 Watson Dr. / (Snyders Run Rd.) - I have not yet met with Mr. Watson. If I don't hear from him I will contact him to set up a meeting.

Urban Saddle Ranch / Cabins -7745 cottage Circle Dr. – On June 1st I met with Mr. Payne, Mr. William Mader (soil scientist) and John Young the surveyor on site at the Urban Saddle. Mr. Mader was able to find an alternative site for the main house. Mr. Young intends to proceed with proposing a lot line change that will put the event center on an adjoining lot that is owned by Mr. Payne. Once the event center is on a stand alone lot a component two planning module will be completed to attempt to satisfy the planning requirements for the facility. The plan is to propose a commercial low flow holding tank that will service the event center and keep the daily flows at under 800GPD. If planning is approved Mr. Payne can apply for his building permits and see what he will have to do to have the building brought up to code for a commercial public use structure from the agricultural status it currently has.

Jeremy Eichelberger 11680 Snyders Run Rd. Mr. Eichelberger removed the piping to 4 of the five unpermitted camp sites on the property. One hook up will remain to accommodate his one camper and make the modification to move the camper to a new location on the site. I received a call on Friday June 3rd that there were five campers on site and in use. I drove by the site on Saturday June 4th and saw at least four campers that appeared to be in use on the site. I would recommend the solicitor send him a letter to cease and desist use of the property as a campground and use it for the allowed one personal use camper.

Steven Wagner 7248 Baja Dr. - I received a call that there are camp sites being put in place on this property. I drove by and I could see what appeared to be several campers in place behind the storage building. The property is listed on the tax records as "agricultural", however appears to be commercial boat storage. I will send the property owner a certified letter to address the campers.

BJ Philson - called to get on the list for septic testing on several proposed lots off of winstar way. I sent him an application.

Chris Confer – Piltz subdivision, Chris is proposing to split the ten acre lot into two lots for the addition of an additional dwelling. I am performing percolation testing for primary and replacement sites.

Ridgeview Campground- I had a meeting with GHD about design criteria for the septic system for the campground. I referred them to chapter 73 of the PA Code and alternate systems guidance for the use of chambers and flow equalization. As a stipulation of flow equalization DEP must review the design and then it gets sent to me for review and permitting if all is in order. The planning approval has some stipulations that will be part of the permit and developers agreement.

JUNIATA TOWNSHIP

MAY 2022 ACTIVITY REPORT FOR JUNE MEETING

Apex Realty / Raymond Taylor -Called about having a perc test completed on the lot between Raven Ln. and Ripka Rd. A deed search shows the lot was created post May 15, 1972 without planning. Reconstructive planning is being proposed. Reconstructive planning paperwork is being presented to the township supervisors at the June meeting.

Juniata Township Planning Commission Meeting Minutes

June 21, 2022

Attendance

Present:

Joe Biddle- Chairman

Joe Dinardi- Secretary/Treasurer

Ken Stewart- Member

Carl Grove- Member

Absent- Chad States

Guests:

Deb Goss

Harlan Byers

*The Meeting was called to order at 7:30 pm at Juniata Township Municipal Building, followed by the Pledge of Allegiance.

*Joe Biddle reported that he spoke with Jim Lattiere, Huntingdon County Planning Commissioner, about noise ordinances. He discussed decibel readings and the need for equipment to measure it. Because Juniata Township does not have access to the equipment, Lattiere recommended that we not refer to decibel levels in our ordinance. He suggested that we refer to it as nuisance noise levels instead of referring to specific decibel levels. Additionally, Joe and Jim discussed problems with smell encountered in Todd Township due to a factory pig farm. Todd Township had no ordinance in place to address it. It was suggested that we include in our ordinance nuisance noise and nuisance smell regulations.

*Harlan Byers stated that there is a phone application that you can download to measure decibels.

*Deb Goss provided a document and requested that it be included in the meeting minutes. That document is an addendum to last month's minutes, and it will be included in the current month's minutes as an attachment.

*Mr. Biddle reported that the short-term rental ordinance was submitted to the township supervisors at the last township meeting, and the ordinance was tentatively approved by the supervisors. Greg Jackson, the township solicitor, now has the ordinance and will create the final draft. Greg Jackson will incorporate nuisance noise and nuisance smell regulations into the ordinance. Mr. Biddle stated that it will be a few months before the final ordinance is approved. The commission members discussed some of the details of the ordinance, notably time of day regarding the noise ordinance. The quiet hours are set in the draft ordinance as 9pm to 6am.

*The members discussed the campground ordinance being developed by the planning commission. Discussion ensued about current problems with RV hookups with water, electric, and septic, with no prior approval from the township. Members discussed limiting RVs to one per property. Additionally, it was suggested that minimum of 5 acres will be required to have more than one RV parked on a property. Members also discussed storage of multiple boats on a property. Members noted that there are numerous property owners in the township storing multiple boats on their property. If these boats are being stored as a business, then they should be designated as commercial. There is no current ordinance to regulate RVs or boats within the township. Members noted that there are housing developments in the area that require boats to be stored inside, and residence cannot have their own personal use boat to be stored outside. Members noted that any ordinance developed by this commission must be enforceable. Juniata Township currently doesn't have the resources or personnel to enforce any ordinances created by the planning commission. Members noted that Harlan Byers provided a good suggestion: since Juniata Township doesn't have the resources to hire someone to enforce ordinances, several small neighboring townships could work together to hire someone to enforce ordinances for several neighboring townships. Mr. Biddle will speak with Greg Jackson about the noise and smell regulations and determine whether they can be incorporated into the short-term rental ordinance, or whether those regulations should be stand-alone ordinances. Members discussed how the Army Corps at Raystown regulate noise. It was noted that their regulations do not mention decibel level. They call it "quiet hours" starting at 10pm. Deb Goss stated that Walker Township has "quiet hours" from 10pm to 8am. The members agreed that 10pm seems more appropriate than 9pm.

*Members discussed regulating fireworks in the noise ordinance, specifically, New Year's Eve and the Fourth of July. Members discussed limiting the use of fireworks to the weekend before the Fourth of July to the weekend after the Fourth of July. Additionally, no fireworks can be used after midnight. Additionally, fireworks can be used on New Year's Eve until 1am.

*Additional discussion ensued regarding current issues with boat and RV storage. Members discussed a current situation in which a property owner has several RVs stored, several boats stored, and is adding additional RV storage. The property owner has never received approval to store any boats or RVs on the property. Members feel that regulation is needed to address these types of situations where property owners are charging to store RVs and boats with no regulation, and no taxes are being paid for operating this commercial business. Members discussed how to word the regulations to differentiate between personal use and commercial storage. Members discussed that boats and RVs must be licensed, and the township can use licensing to determine whether an RV/boat is on the property for personal use or commercial storage. Additionally, the members discussed that there are properties in the township that have boats stored in the same spot for 10 or 15 years without being moved, and the vessel is no longer "sea worthy". The members discussed possibly putting regulations in place that will address boats and RVs that have an expired registration. Members agreed that the regulation should restrict property owners from storing RVs or boats that have an expired registration and are no longer operable. Again, it was noted that there are properties in the township that have multiple boats or RVs that are no longer registered and are not operable. Storage of such is considered a nuisance. Again, members discussed that there are several property owners operating storage businesses in the township and paying no taxes to the township, county, state, or federal government. Members noted that Juniata Township is most likely one of the poorest townships in the state, and failure to collect taxes on these businesses affects the townships budget.

*Members further discussed the details of RV storage. Members agreed that property owners should be restricted in the number of RVs stored on a property according to acreage. A property of under 2 acres should be limited to one RV stored on the property. That RV cannot be used for commercial or recreational purposes while being stored on the property. A minimum of 2 acres should be required to store 2 RVs on the property, and those RVs cannot be used for commercial or recreational use while being stored on the property. Members agreed to further discuss in future meetings the number of acres required for more than 2 RVs stored on a property.

Suggestions included 5, 10, and 15 acres minimum. Each campsite will require electric hookup inspection and sewage hookup inspection. Each campsite will be a minimum size, which will be discussed at a future meeting. Additionally, future discussions will clarify how many campsites per acre, and the total number of campsites per property, no matter the size of the property.

*Members briefly discussed the development of the Norris Farm, which is planned for residential development. The meeting was adjourned at 8:32pm.

After reviewing the minutes from the May 18, 2022 Planning Commission meeting, I would like to amend the transcription presented. Due to technical difficulties with the recording device, there were a few items that were missed. I did discuss the appeal of Ridgeview Campground's DEP water permit. However, this discussion was only after the chairman informed the members that Carl Grove was unable to attend that meeting and that he would be retaining new counsel from Harrisburg to handle the DEP water permit appeal. At that point, I questioned why every member of the planning commission was part of the appeal. One member stated he was not. Having printed out a copy of the official docket, I was able to show each member they were in fact listed as appellants in this matter. I respectfully request this be added to the official minutes.

Debra Goss
6/7/22

BOARD OF SUPERVISORS JUNIATA TWP HUNTINGDON COUNTY
Profit & Loss by Class
 June 2022

	General Fund	TOTAL
Ordinary Income/Expense		
Income		
G301.00 · REAL PROPERTY TAXES		
G301.10 · Real Estate Taxes Current Year	13,889.74	13,889.74
G301.40 · Real Estate Taxes Delinquent TB	880.81	880.81
Total G301.00 · REAL PROPERTY TAXES	14,770.55	14,770.55
G310.00 · PER CAPITA TAXES		
G310.01 · Per Capita Taxes Current Year	426.30	426.30
Total G310.00 · PER CAPITA TAXES	426.30	426.30
G310.10 · Real Estate Transfer Tax	1,210.30	1,210.30
G310.20 · EARNED INCOME TAX		
G310.21 · Earned Income Tax Current Year	1,160.98	1,160.98
G310.22 · Earned Income Tax Prior Year	467.87	467.87
Total G310.20 · EARNED INCOME TAX	1,628.85	1,628.85
G310.50 · LST TAX		
G310.51 · LST Current Year	10.00	10.00
Total G310.50 · LST TAX	10.00	10.00
G331.00 · FINES		
G331.13 · State Police Fines	357.89	357.89
Total G331.00 · FINES	357.89	357.89
G341.00 · INTEREST EARNINGS		
G341.01 · Interest on Checking	2.36	2.36
G341.02 · Interest on Savings	2.99	2.99
Total G341.00 · INTEREST EARNINGS	5.35	5.35
G342.00 · RENTS & ROYALTIES		
G342.20 · Rent of Buildings	40.00	40.00
Total G342.00 · RENTS & ROYALTIES	40.00	40.00
G362.0 · PUBLIC SFTY		
G362.41 · Bldg Pmts	235.20	235.20
G362.44 · Sewage Permits/SEO Fees	240.00	240.00
Total G362.0 · PUBLIC SFTY	475.20	475.20
Total Income	18,924.44	18,924.44
Expense		
GENERAL FUND EXPENSES		
PUBLIC WRKS HIGHWAYS ROADS & ST		
G433.00 · Traffic Control Devices/Signs	616.46	616.46
G437.00 · Repairs of Tools & Machinery	2,419.77	2,419.77
G438.00 · Maint & Repair Roads Bridges	5,869.78	5,869.78
Total PUBLIC WRKS HIGHWAYS ROADS & ST	8,906.01	8,906.01
Total GENERAL FUND EXPENSES	8,906.01	8,906.01
GENERAL GOV'T BLDG & PLANT		
G409.37 · Building Repair/Maintenance	84.45	84.45
Total GENERAL GOV'T BLDG & PLANT	84.45	84.45
INSURANCE CASUALTY & SURETY		
G486.10 · Insurance - Liability	758.03	758.03
G486.30 · Insurance - Automobile	610.83	610.83
G486.70 · Worker's Compensation	301.99	301.99
Total INSURANCE CASUALTY & SURETY	1,670.85	1,670.85

BOARD OF SUPERVISORS JUNIATA TWP HUNTINGDON COUNTY
Profit & Loss by Class
 June 2022

	General Fund	TOTAL
PAYROLL EXPENSES		
P400.05 · Supervisor Wages	438.75	468.75
P400.12 · Roadmaster Wages	432.00	432.00
P405.10 · Secretary Wages	748.00	748.00
P409.37 · Building Repair/Maint	30.00	30.00
P432.00 · Winter Maintenance	0.00	0.00
P437.00 · Repairs of Tools & Machinery	450.00	450.00
P438.00 · Repair/Maint Roads & Bridges	4,101.00	4,101.00
P438.20 · Land Slide	0.00	0.00
PAYROLL EXPENSES - Other	545.37	545.37
Total PAYROLL EXPENSES	6,775.12	6,775.12
STATE FUND EXPENSES		
S438.00 · Repair/Maint Roads & Bridges	916.12	916.12
Total STATE FUND EXPENSES	916.12	916.12
G400.00 · Travel Reimbursement		
G400.33 · Mileage - Supervisor/Roadmaster	64.10	64.10
Total G400.00 · Travel Reimbursement	64.10	64.10
G403.00 · Tax Collection		
G403.28 · Tax Collection Fees	36.88	36.88
Total G403.00 · Tax Collection	36.88	36.88
G405.34 · Advertising	-12.25	-12.25
G410.00 · Public Safety		
G419.31 · Sewage Permits (SEO Fees)	240.00	240.00
Total G410.00 · Public Safety	240.00	240.00
G442.00 · Utilities	84.86	84.86
G471.00 · Debt Service		
G471.10 · Debt Principal	469.52	469.52
G472.10 · Debt Interest	79.95	79.95
G471.00 · Debt Service - Other	1,371.56	1,371.56
Total G471.00 · Debt Service	1,921.03	1,921.03
Total Expense	20,687.17	20,637.17
Net Ordinary Income	-1,762.73	-1,762.73
Net Income	-1,762.73	-1,762.73

BOARD OF SUPERVISORS JUNIATA TWP HUNTINGDON COUNTY

Balance Sheet

As of July 5, 2022

	<u>Jul 5, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
G100.00 · GENERAL FUND	21,382.26
G101.00 · ARPA	27,894.34
G102.00 · SAVINGS ACCOUNT	12,444.16
S101.00 · STATE FUND	51,923.22
Total Checking/Savings	<u>113,644.00</u>
Total Current Assets	<u>113,644.00</u>
TOTAL ASSETS	<u><u>113,644.00</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
G21000 · PAYROLL LIABILITIES	
G210.00 · Federal Income Tax Withheld	525.76
G211.00 · Social Security Withheld	544.96
G211.10 · Social Security - Company	544.96
G212.00 · Local Income Taxes Withheld	239.90
G213.00 · Medicare Tax Withheld	254.92
G217.00 · State Income Tax Withheld	491.05
G219.00 · EMST Tax Withheld	2.20
G221.00 · PA UC Tax Withheld	7.07
G222.00 · PA UC Company	158.90
Total G21000 · PAYROLL LIABILITIES	<u>2,769.72</u>
Total Other Current Liabilities	<u>2,769.72</u>
Total Current Liabilities	<u>2,769.72</u>
Total Liabilities	2,769.72
Equity	
30000 · Opening Balance Equity	23,368.81
32000 · Retained Earnings	58,996.68
Net Income	28,208.79
Total Equity	<u>110,874.28</u>
TOTAL LIABILITIES & EQUITY	<u><u>113,644.00</u></u>
CRESTWOOD ESTATES	6,488.35
TRUCK	13,357.54