

**Waterford Township Supervisors
Public Hearing
May 21, 2025**

NOTE: A court stenographer was present to take the minutes of this hearing.

Chairman Kondzielski called to order the public hearing, followed by a salute to the flag, at 6:30 p.m.

Supervisors Darren Smith and Kim Risjan were present as was Secretary/Treasurer Sharon Risjan, Zoning Officer Lindsay Ethridge, Ron Eliason, several interested persons.

Purpose of the meeting is to receive public input on proposed rezoning of parcels 47-032-085.0-003.01, 47-032-085.0-003.02, and 47-032-085.0-003.03 from A2 district to M1A district.

REVIEW OF PROPOSED MAP AND REZONING:

Chairman asked for questions/comments on this proposed rezoning.

Tim Zieziula, Knox Law Firm, present on behalf of the Troyer's, to make the property consistently zoned for what it is going to be used for, and explained what they are doing. This is for the Troyer snack house property only.

Nick Brace thinks it would be great for the area.

There being no further questions or comments, a motion was made by Risjan, seconded by Smith, to approve the proposed map and rezoning of parcels 47-003-008.0-014.01, 47-003-008.0-015.01, and 47-003-008.0-014.07 from A-1 to B-1. Motion carried.

There being no other items for this public hearing, a motion was made by Risjan, seconded by Smith, to adjourn the meeting at 6:40 p.m. Motion carried.

Action on this proposed rezoning will be voted on during the 7 p.m. regular business meeting

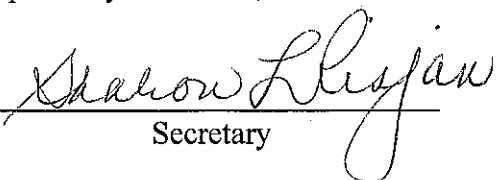
Approved

Respectfully submitted,



Chairman, Board of Supervisors

6-4-2025
Date



Secretary

Waterford Township

From: Lish, Katherine <KLish@localiq.com>
Sent: Monday, May 5, 2025 2:05 PM
To: Waterford Township
Subject: Re: Legal Notice

Sharon,

The notice will be published in the Erie Times-News on 5/8 and 5/15 at a cost of \$213.82. Please review the proof carefully, and if you have any changes or corrections, please email legals@timesnews.com or call 814-870-1796. The deadline for each day's paper is 11:30 am the day before the ad runs, and 11:30 am on Friday for the Sunday and Monday editions. Please send any changes or corrections by that time. Changes cannot be made to a notice after deadline or once it has started publication. Thank you so much, have a great day!

*Please note, public notices cannot be published on Saturdays or holidays.

PUBLIC HEARING

The Waterford Township Board of Supervisors will hold a public hearing concerning a proposed amendment to the Waterford Township Zoning Ordinance at 6:30 p.m. on May 21, 2025, at the Waterford Township Municipal Building, 12451 Circuit St, Waterford, PA. This hearing will be for the rezone of parcels 47-032-085.0-003.01, 47-032-085.0-003.02, and 47-032-085.0-003.03.

The hearing will include an overview of the proposed amendments and a public comment period. A copy of the proposed map is available for public review at the Waterford Township Municipal building during normal office hours, and on the website at <https://waterfordtownship.net>.
(5-11294813-NT-8-15)

Katie Lish, Account Executive
Times Publishing Company – Erie Times-News and www.GoErie.com
205 West 12th Street | Erie, PA | 16534-0001
814-870-1796 | Fax: 814-870-1632

**Waterford Township Supervisors
Regular Business Meeting
May 21, 2025**

The regular business meeting of the Board of Supervisors was called to order by Chairman Kondzielski at 7:00 p.m., followed by the salute to the flag.

**CALL TO
ORDER**

Supervisors Darren Smith and Kim Risjan were present as was Secretary/Treasurer Sharon Risjan, Zoning Officer Lindsay Ethridge, Solicitor Art Martinucci, Planning Commission member Ron Eliason, and nine interested individuals.

PUBLIC COMMENT

**PUBLIC
COMMENT**

Jay Flickner, 13 McKinley Avenue – asked about why his taxes are not going to grade the road or plow it. Discussion ensued wherein Supervisor Smith explained that those roads are all private roads; they are not built to the Township’s specs. Solicitor explained that the issue is that the Township doesn’t own the road. The Township does not maintain or plow private roads, and this is a private road on private property. Solicitor suggested he check his deed.

APPROVAL OF MINUTES

MINUTES

Motion by Risjan, seconded by Smith, to approve the May 7, 2025, Regular Business Meeting minutes, as presented. Motion carried.

ROADMASTER – See attached report

ROADMASTER

ZONING – See attached report

Lindsay noted that we will be putting together a newsletter.

SOLICITOR

SOLICITOR

We received a settlement check from Mr. Proper. It will be marked settled and done.

Property Maintenance Code – Solicitor attended the last Planning Commission meeting and will be at the one on May 22, to keep the issue flowing.

Preparing and attended the hearing for Mr. Ferraro. His attorney wants us to put the issue in abeyance to give him time to get things taken care of. June 5 will be the next hearing. We are looking for Mr. Ferraro to bring the property into compliance. If he doesn’t, we will go ahead with the hearing. This is not the first time. In October of 2018, in a nuisance action in the Court of Common Pleas, the judge said he did, in fact, have a garbage dump. There were stipulations that he was to do, but did not do anything. He has been given every opportunity to get things done but he has not.

WATER/SEWER – Nothing new to report.

WATER/SEWER

OLD BUSINESS

OLD BUSINESS

Ben Tallman advised that we were awarded all the funds for Middleton Road. Instead of two years, however, some of the money Brenton Davis handed out has come back, and we are now able to get all the money, \$450,000, this year instead of in two years.

NEW BUSINESS

Motion was made by Risjan, seconded by Smith, to rezone parcels 47-032-085.0-003.01, 47-032-085.0-003.02 and 47-032-085.0-003.03 from A2 district to M1A district. Motion carried.

Motion was made by Risjan, seconded by Smith, to hire Blum Excavating to clear brush at the Himrod Road bridge site for the Penelec ROW, at a quoted price of \$3,280.00. Motion carried.

Motion by Smith, seconded by Risjan, to waive the fee for the driveway permit for the pipe replacement on the west end of the fairgrounds by the fence on Seroka Road. Motion carried.

RECEIPTS – See attached

BILL PAYMENT LIST – See attached.

Motion was made by Risjan, seconded by Smith, to approve payment of the bills, as presented. Motion carried.

Chairman recessed to executive session at 7: 30 p.m., for legal and personnel matters, and resumed the meeting at 7:47 p.m.

Motion was made by Smith, seconded by Risjan, to adjourn the meeting at 7:48 p.m. Motion carried.

**NEW
BUSINESS**

RECEIPTS

**PAYMENT
OF BILLS**

**EXECUTIVE
SESSION**

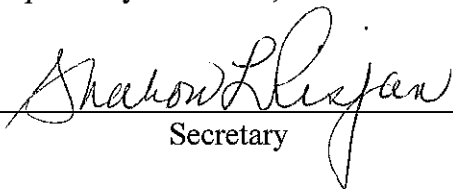
ADJOURN

Approved

Respectfully submitted,


Chairman, Board of Supervisors

June 4, 2025
Date


Secretary

2:12 PM

05/21/25

Waterford Township
Check Detail
 May 21, 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2027	05/21/2025	American Made Syst...		100.200 · General Ch...		-4,571.00
Bill	16383	05/20/2025			437.219 · #05 - 2015 ...	-4,571.00	4,571.00
TOTAL						-4,571.00	4,571.00
Bill Pmt -Check	2028	05/21/2025	Ben Tallman		100.200 · General Ch...		-1,835.27
Bill	2025 P...	05/12/2025			400.430 · Classes, Mt... 400.332 · Mileage / R...	-1,415.27 -420.00	1,415.27 420.00
TOTAL						-1,835.27	1,835.27
Bill Pmt -Check	2029	05/21/2025	CHAMPION FORD		100.200 · General Ch...		-72.58
Bill	460549...	04/30/2025			437.200 · #15 - 2019 ...	-72.58	72.58
TOTAL						-72.58	72.58
Bill Pmt -Check	2030	05/21/2025	Cintas Corp.		100.200 · General Ch...		-109.80
Bill	423047...	05/14/2025			409.250 · Repairs and... 437.100 · Equip. - Mis... 409.250 · Repairs and... 487.164 · Uniform Exp...	-2.16 -6.20 -28.84 -33.28	2.16 6.20 28.84 33.28
Bill	423116...	05/21/2025			409.250 · Repairs and... 437.100 · Equip. - Mis... 487.164 · Uniform Exp...	-2.16 -6.20 -30.96	2.16 6.20 30.96
TOTAL						-109.80	109.80
Bill Pmt -Check	2031	05/21/2025	E.L. Heard & Son, Inc.		100.200 · General Ch...		-1,824.60
Bill	349830	04/07/2025			409.250 · Repairs and...	-225.60	225.60
Bill	355080	04/08/2025			437.100 · Equip. - Mis...	-3.48	3.48
Bill	355079	04/08/2025			437.099 · Tool Purcha...	-78.99	78.99
Bill	355003	04/09/2025			437.100 · Equip. - Mis...	-16.53	16.53
Bill	221484	04/19/2025			438.300 · Diesel Fuel	-1,317.81	1,317.81
Bill	353543	04/22/2025			437.100 · Equip. - Mis...	-57.45	57.45
Bill	124787...	04/30/2025			438.301 · Unleaded G...	-124.74	124.74
TOTAL						-1,824.60	1,824.60
Bill Pmt -Check	2032	05/21/2025	ECATO Treasurer		100.200 · General Ch...		-60.00
Bill	2025 Fi...	04/29/2025			400.430 · Classes, Mt...	-60.00	60.00
TOTAL						-60.00	60.00
Bill Pmt -Check	2033	05/21/2025	Gannett Pennsylvani...		100.200 · General Ch...		-236.80
Bill	000705...	04/30/2025			400.100 · Advertising ...	-236.80	236.80
TOTAL						-236.80	236.80
Bill Pmt -Check	2034	05/21/2025	Gormont Tire Servic...		100.200 · General Ch...		-560.00
Bill	15778	04/23/2025			437.210 · Tractor - J...	-560.00	560.00
TOTAL						-560.00	560.00
Bill Pmt -Check	2035	05/21/2025	Highmark Blue Shield		100.200 · General Ch...		-8,938.27
Bill	June 2...	05/05/2025			487.156 · Health Insur...	-8,938.27	8,938.27
TOTAL						-8,938.27	8,938.27
Bill Pmt -Check	2036	05/21/2025	Keep Heating & Cool...		100.200 · General Ch...		-167.20
Bill	165731	05/08/2025			409.250 · Repairs and...	-167.20	167.20

2:12 PM

05/21/25

Waterford Township
Check Detail
 May 21, 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-167.20	167.20
Bill Pmt -Check	2037	05/21/2025	Lindsay Ethridge		100.200 · General Ch...		-42.21
Bill	April 2...	04/30/2025			414.200 · Zoning - Mil...	-42.21	42.21
TOTAL						-42.21	42.21
Bill Pmt -Check	2038	05/21/2025	Lyndsy Wise		100.200 · General Ch...		-20.00
Bill	05/19/2...	05/19/2025			438.222 · Straw and H...	-20.00	20.00
TOTAL						-20.00	20.00
Bill Pmt -Check	2039	05/21/2025	National Fuel Gas		100.200 · General Ch...		-287.66
Bill	04/08/2...	05/21/2025			409.360 · Utilities	-287.66	287.66
TOTAL						-287.66	287.66
Bill Pmt -Check	2040	05/21/2025	Siegel Actuarial Con...		100.200 · General Ch...		-1,175.00
Bill	25324-...	03/10/2025			483.001 · Pension Ad...	-1,175.00	1,175.00
TOTAL						-1,175.00	1,175.00
Bill Pmt -Check	2041	05/21/2025	Stephenson Equipm...		100.200 · General Ch...		-491.00
Bill	P0125...	05/19/2025			437.223 · Boom mower	-491.00	491.00
TOTAL						-491.00	491.00
Bill Pmt -Check	2042	05/21/2025	Suit-Kote Corporation		100.200 · General Ch...		-9,406.80
Bill	IN0699...	05/12/2025			438.205 · Cold patch	-2,786.59	2,786.59
Bill	IN0701...	05/16/2025			438.205 · Cold patch	-3,919.33	3,919.33
Bill	IN0704...	05/20/2025			438.205 · Cold patch	-2,700.88	2,700.88
TOTAL						-9,406.80	9,406.80
Bill Pmt -Check	2043	05/21/2025	TeamTurf Erie		100.200 · General Ch...		-85.00
Bill	4-1920	05/19/2025			438.223 · Grass Seed	-85.00	85.00
TOTAL						-85.00	85.00
Bill Pmt -Check	2044	05/21/2025	UPMC Health Plan / ...		100.200 · General Ch...		-673.35
Bill	DO000...	05/08/2025			487.152 · Dental, Life,...	-673.35	673.35
TOTAL						-673.35	673.35
Bill Pmt -Check	2045	05/21/2025	Vision Benefits of A...		100.200 · General Ch...		-120.12
Bill	1898889	05/12/2025			487.154 · Vision Care	-120.12	120.12
TOTAL						-120.12	120.12

M

Waterford Township Supervisors

Regular Business Meeting

May 21, 2025

C

SIGN IN SHEET

1	Matt Keol	15
2	Brian Garlick	16
3	B. Zimm	17
4	Tim Ziezina	18
5	Ronald E. ELIASON	19
6	BART BEEMAN	20
7	Belinda Flickner	21
8	Jay FLICKNER	22
9	Harry Thompson	23
10	Aaron Capron	24
11		25
12		26
13		27
14		28

ROADMASTER'S REPORT 5/21/25

- We had our preconstruction meeting for the Himrod Road bridge on Monday morning 5/12. Thomas construction said they plan to begin mid-July with a probable completion date of mid to end of October. We need to get the right-of-way cleared of trees and brush along with building two driveways to access the new electric pole locations.
- I met with Dale Blum to discuss the possibility of clearing the trees and brush in the right-of-way with his track machine and a forestry head. The forestry head will grind all the brush and smaller trees up like a mulch when completed, while leaving it all remaining on site. At the preconstruction meeting Steve Halmi, our engineer for the bridge said a track machine would be less likely to create rutting in that area.
- I met with Andy Francisco to help with our beaver issues, and he is going to work towards reducing the conflict.
- We discovered a cross pipe that is badly deteriorated in Hare Road that needs replaced. I have contacted our engineer about permitting this pipe.
- We have been placing cold patch on various roads in the township trying to repair the roads from winter damage.
- Suit-Kote applied crack-seal on Circuit Road, Sedgwick Road and Tamarack Road.
- We will continue with grading our gravel roads as soon as we can.
- Leboeuf Township sprayed our guide rails for weed control throughout the Township. This should help with keeping them from being hidden and helping with water drainage from the roads.

MIDDLETON ROAD

WILL BE RECONSTRUCTED

BETWEEN MID JULY AND MID SEPTEMBER 2025.

EXPECT CLOSURES AND DELAYS.

TRAVEL AT YOUR OWN RISK !

Waterford Township Deposit Detail May 1 - 20, 2025

Type	Date	Name	Account	Amount
General Journal	05/01/2025	PLGIT	100.200 · General Checking - Northwest	25,000.00
		PLGIT	100.940 · PLGIT PRIME General	-25,000.00
TOTAL				-25,000.00
Deposit	05/01/2025		100.200 · General Checking - Northwest	18,975.15
		County of Erie Liqui...	357.030 · County Aid Project	-16,361.00
		Erie County Tax Cla...	301.400 · R.E. Tax, delinquent Tx Clm Bur	-2,564.15
		J. Brian Foht	321.340 · Mobile Home Park Permits	-50.00
TOTAL				-18,975.15
Deposit	05/01/2025		100.200 · General Checking - Northwest	109.90
		Melissa Oberlander,...	301.600 · Real Estate Taxes, Interim	-109.90
TOTAL				-109.90
Deposit	05/02/2025		100.200 · General Checking - Northwest	86,631.13
		Melissa Oberlander,...	301.100 · Real Estate Taxes, Current Year	-83,681.33
		Melissa Oberlander,...	310.010 · Per Capita Taxes - Current Year	-2,949.80
TOTAL				-86,631.13
Deposit	05/02/2025		100.200 · General Checking - Northwest	2,576.24
		Berkheimer Tax Ad...	310.210 · Earned Income Taxes, Current YR	-2,613.88
		Berkheimer Tax Ad...	403.100 · 1% Tax Receiver - Berkheimer	37.64
TOTAL				-2,576.24
Deposit	05/05/2025		100.200 · General Checking - Northwest	578.69
		Berkheimer Tax Ad...	310.210 · Earned Income Taxes, Current YR	-587.14
		Berkheimer Tax Ad...	403.100 · 1% Tax Receiver - Berkheimer	8.45
TOTAL				-578.69
Deposit	05/07/2025		100.200 · General Checking - Northwest	8,585.98
		Berkheimer Tax Ad...	310.210 · Earned Income Taxes, Current YR	-8,668.47
		Berkheimer Tax Ad...	310.220 · Earned Income Taxes Prior year	-42.96
		Berkheimer Tax Ad...	403.100 · 1% Tax Receiver - Berkheimer	125.45
TOTAL				-8,585.98
Deposit	05/07/2025		100.200 · General Checking - Northwest	281.91
		Berkheimer Tax Ad...	305.100 · LST - OCCUP. PRIVILEGE TAX	-281.91
TOTAL				-281.91

1:20 PM

05/19/25

Waterford Township
Deposit Detail
May 1 - 20, 2025

Type	Date	Name	Account	Amount
Deposit	05/08/2025		100.200 · General Checking - Northwest	324,384.39
		Erie County Local \$...	357.062 · Himrod Road Bridge Replacement	-27,051.87
		Melissa Oberlander,...	301.100 · Real Estate Taxes, Current Year	-285,494.12
		Melissa Oberlander,...	310.010 · Per Capita Taxes - Current Year	-11,838.40
TOTAL				-324,384.39
Deposit	05/12/2025		100.200 · General Checking - Northwest	294.60
		Berkheimer Tax Ad...	305.100 · LST - OCCUP. PRIVILEGE TAX	-294.60
TOTAL				-294.60
Deposit	05/12/2025		100.200 · General Checking - Northwest	11,165.35
		Berkheimer Tax Ad...	310.210 · Earned Income Taxes, Current YR	-11,065.03
		Berkheimer Tax Ad...	310.210 · Earned Income Taxes, Current YR	-263.45
		Berkheimer Tax Ad...	403.100 · 1% Tax Receiver - Berkheimer	163.13
TOTAL				-11,165.35
Deposit	05/14/2025		100.200 · General Checking - Northwest	7,639.71
		Erie County Gamin...	355.090 · Erie County Gaming Revuene	-7,639.71
TOTAL				-7,639.71
Deposit	05/14/2025		100.200 · General Checking - Northwest	17,027.52
		Berkheimer Tax Ad...	310.210 · Earned Income Taxes, Current YR	-16,832.92
		Berkheimer Tax Ad...	310.210 · Earned Income Taxes, Current YR	-443.38
		Berkheimer Tax Ad...	403.100 · 1% Tax Receiver - Berkheimer	248.78
TOTAL				-17,027.52

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05/21/25

Waterford Township
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Bill	423116...	05/21/2025			409.250 · Repairs and... 437.100 · Equip. - Mis... 487.164 · Uniform Exp...	-2.16 -6.20 -30.96	2.16 6.20 30.96
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Bill	355079	04/08/2025			437.099 · Tool Purcha...	-78.99	78.99
Bill	355003	04/09/2025			437.100 · Equip. - Mis...	-16.53	16.53
Bill	221484	04/19/2025			438.300 · Diesel Fuel	-1,317.81	1,317.81
Bill	353543	04/22/2025			437.100 · Equip. - Mis...	-57.45	57.45
Bill	124787...	04/30/2025			438.301 · Unleaded G...	-124.74	124.74
TOTAL						-1,824.60	1,824.60
Bill Pmt -Check	2032	05/21/2025	ECATO Treasurer		100.200 · General Ch...		-60.00
Bill	2025 Fi...	04/29/2025			400.430 · Classes, Mt...	-60.00	60.00
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Bill	15778	04/23/2025			437.210 · Tractor - J...	-560.00	560.00
TOTAL						-560.00	560.00
Bill Pmt -Check	2035	05/21/2025	Highmark Blue Shield		100.200 · General Ch...		-8,938.27
Bill	June 2...	05/05/2025			487.156 · Health Insur...	-8,938.27	8,938.27
TOTAL						-8,938.27	8,938.27
Bill Pmt -Check	2036	05/21/2025	Keep Heating & Cool...		100.200 · General Ch...		-167.20
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05/21/25

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Bill	25324-...	03/10/2025			493.001 · Pension Ad...	-1,175.00	1,175.00
TOTAL						-1,175.00	1,175.00
Bill Pmt -Check	2041	05/21/2025	Stephenson Equipm...		100.200 · General Ch...		-491.00
Bill	P0125...	05/19/2025			437.223 · Boom mower	-491.00	491.00
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Bill	IN0699...	05/12/2025			438.205 · Cold patch	-2,786.59	2,786.59
Bill	IN0701...	05/16/2025			438.205 · Cold patch	-3,919.33	3,919.33
Bill	IN0704...	05/20/2025			438.205 · Cold patch	-2,700.88	2,700.88
TOTAL						-9,406.80	9,406.80
Bill Pmt -Check	2043	05/21/2025	TeamTurf Erie		100.200 · General Ch...		-85.00
Bill	4-1920	05/19/2025			438.223 · Grass Seed	-85.00	85.00
TOTAL						-85.00	85.00
Bill Pmt -Check	2044	05/21/2025	UPMC Health Plan / ...		100.200 · General Ch...		-673.35
Bill	DO000...	05/08/2025			487.152 · Dental, Life,...	-673.35	673.35
TOTAL						-673.35	673.35
Bill Pmt -Check	2045	05/21/2025	Vision Benefits of A...		100.200 · General Ch...		-120.12
Bill	1898889	05/12/2025			487.154 · Vision Care	-120.12	120.12
TOTAL						-120.12	120.12