

Workshop Meeting Activity

November 13, 2017

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
Approve the Legislative Meeting Minutes of October 16, 2017	Comm. Darragh	Comm. Williams
Amend the text of the Aleppo Township Zoning Ordinance to add a definition for a children’s home and amend the definition of a continuing care retirement community and life care facility/senior living community as specified in the Masonic Village letter dated October 19, 2017 and send the application to the Township Planning Commission and the County for further proceedings	Pres. Doeblor	Comm. Williams
Table the motion for one week	Pres. Doeblor	VP Jones
Extend the time period to review both options	Comm. Duplaga	Comm. Darragh
Defer the motion to extend the time period to review both options	VP Jones	Pres. Doeblor
Seek to defer to approve the core sampling work as specified in the October 13, 2017 letter for one week	Pres. Doeblor	VP Jones
Schedule the Legislative March 2018 meeting to the third Tuesday of March	VP Jones	Pres. Doeblor
Defer this motion for one week	Pres. Doeblor	VP Jones
Authorize the solicitor to grant extension for 30 days to negotiate the Franchise Agreement as requested by Verizon	Comm. Darragh	Comm. Duplaga
Defer this motion for one week	Pres. Doeblor	Comm. Duplaga
Table the discussion of the Social Media Policy for 1 month	Pres. Doeblor	VP Jones
Adjournment		

TOWNSHIP OF ALEPPO

WORKSHOP MEETING MINUTES

November 13, 2017

CALL TO ORDER:

President Matthew Doebler called the meeting to order at 7:00 PM with the Pledge of Allegiance and roll call. Those in attendance were Vice-President George Jones, Commissioner Arthur Williams, Commissioner Daniel Darragh, Commissioner Michelle Duplaga, Solicitor Harlan Stone, Manager Gwen Patterson and Secretary Kimberly Koskey.

President Doebler announced the meeting was being held at the Aleppo Township Volunteer Fire Hall to give residents the opportunity to participate in the local government.

MINUTES:

Commissioner Darragh made a motion to approve the Legislative Meeting Minutes of October 16, 2017. Commissioner Williams seconded. The motion passed unanimously.

DISCUSSION OF ZONING CHANGE REQUEST FROM MASONIC VILLAGE:

President Doebler explained that the Township received a letter from Masonic Village requesting various zoning changes. He invited Masonic Village to the meeting to explain the details of the zoning changes requested. Mr. Doebler stated that three representatives from Masonic Village were here to give a presentation proposing a new children's home to be built on the Masonic Village campus.

Donald Graham from Dillon, McCandless, King, Coulter & Graham Attorneys at Law representing Masonic Village stated that he sent the letter to the Township that started this process requesting alternative ways seeking to amend the text of the Township's Zoning Ordinance. He also stated they would not be changing the zoning district they are already in. He explained the first instance would be to modify a couple of definitions in order to allow a children's home to be a part of the continuing care retirement community that Masonic Village currently operates in Aleppo Township. He believes this choice would be the simplest way to modify the Zoning Ordinance and to allow this children's home to be placed in the Masonic Village. He also explained that they defined the children's home and it does not involve people put there by the juvenile justice system or the criminal justice system, nor would it be youths that are in any drug or alcohol rehabilitation program. He stated that this is a youth home to serve children who are at risk due to conditions in their home life. He also proposed an alternative instance in the event that the Township did not want to include the children's home in the continuing care retirement community. This would be to create a separate use for a children's home and make that a conditional use in the R2 Zoning District and it would provide various conditions that would have to be met in order for somebody to operate that home. He stated that their expectations for tonight's presentation would be to get feedback from the Board as to how they may want to process under one alternative or another.

Mr. Joseph Murphy presented information and a short video explaining the children's home that already exists at another Masonic retirement community. He stated they provide services for 40 children in Elizabethtown,

Lancaster County. He also stated they would start with a home for 16 children and have up to 32 children. Commissioner Darragh questioned if there was a market study done for the long-term need for this type of

service. Mr. Murphy explained that they found great need in the eastern part of Pennsylvania and believes there is just as much need in Western Pennsylvania. President Doebler asked what the ages of the children would be, Mr. Murphy stated they are usually ages 6-18, but have had families with children as young as 4 years old. Commissioner Williams asked what the supervision of these children was. Mr. Murphy explained that there is a house parent for every 8 children during the day, and one employed at night while the children are sleeping.

Mr. Patrick Sampsell who is General Counsel for Masonic Village gave a detailed explanation of the building of the children's homes on the Masonic Village campus. He explained the existing house known as the Yankello house will be modified and added on to make the first children's home for the first 16 children. There would then be a future duplex built for the second 16 children. He also explained there would also be several villas built to add to the campus. Vice-President Jones asked if they had spoken to the local school districts as well as Allegheny County regarding this project. Mr. Murphy stated they have been in contact with both. He also explained that this project is completely funded by Masonic Village and there is no government funding used to support this project.

Solicitor Stone explained these would be text amendments to the Zoning Ordinances as opposed to changing the maps or zoning districts. The County would review the plan, there would be legal advertising, there would have to be a public hearing, post-adoption advertising, and forwarding final plans back to the County. He stated there are several steps to this process. He also stated that the Township's Planning Commission would review the plans simultaneously with the County review. They have 30 days to review the plans and the public hearing would be scheduled.

Mr. Graham stated that he would amend the Masonic Village request to what the Board of Commissioners decided would be the better option to make it simpler for the County and the Planning Commission to review.

President Doebler made a motion to amend the text of the Aleppo Township Zoning Ordinance to add a definition for a children's home and amend the definition of a continuing care retirement community and life care facility/senior living community as specified in the Masonic Village letter dated October 19, 2017 and send the application to the Township Planning Commission and the County for further proceedings. Commissioner Williams seconded.

President Doebler made a motion to table the motion for one week. Vice-President Jones seconded. The motion passes with 4 yes and 1 no. Commissioner Duplaga voted no.

Commissioner Duplaga made a motion to extend the time period to review both options. Commissioner Darragh seconded.

Vice-President Jones made a motion to defer the motion to extend the time period to review both options. President Doebler seconded. The motion passed unanimously.

Residents Sandy Moore and Kathy Hinzman from Redgate Road expressed their concerns regarding the proposed Children's Home. Their concerns included how this home will affect the surrounding homes, the PILOT tax program paid to Quaker Valley, the timeframe of this project, the preliminary sketch, the education plans for prospective children, and the family visitation for these children.

Solicitor Stone also asked for clarification on the definition of a children's home with a reference to the care of children in a residential treatment program. Mr. Murphy explained this comes from licensure from the Department of Public Welfare. He also stated the home would offer educational support, emotional support, and if a child does not follow the rules they are removed from the program.

Vice-President Jones asked if the program is 100% privately funded and Mr. Murphy confirmed that the program is 100% privately funded. He also explained that this project is completely funded by Masonic Village and there is no government funding used to support this project.

OLD BUSINESS:

A. CORE SAMPLING PROPOSAL – SEWICKLEY HEIGHTS DRIVE:

Manager Patterson explained this proposal is from the Township engineer. The engineer has to do a core sample for Sewickley Heights Drive paving project. The engineer needs the sample before he draws up the specs so they know what the base of the road is because it has more cracking than expected after the last paving of that road.

President Doebler made a motion to seek to defer to approve the core sampling work as specified in the October 13, 2017 letter for one week. Vice-President Jones seconded. The motion passed unanimously.

B. ACT 172 RESOLUTION:

Manager Patterson explained there is a sample Resolution for the Board to review. This is the companion piece to the Ordinance that was adopted last month for the Volunteer Firefighter and EMS tax credit that was approved by the Board. The Resolution sets forth the criteria that the individual agencies have and also matches what the State requirements are in the Act 172. She also explained that she will update the Resolution before it is voted on after she gets needed information from the Fire Chief to be sure what is in the Resolution matches the Fire Company's by-laws. She will put this on the agenda for next week.

C. TRAPIZONA PLAN NO. 5 DATE RE-APPROVAL:

Manager Patterson explained this plan was approved over the summer but had expired before recording at the County. They have it re-submitted with a new date signature and just needs to be re-approved by the Board. This will be on the agenda next week.

NEW BUSINESS:

A. 2018 MEETING DATES:

Manager Patterson explained the Legislative Meetings are held the third Monday of every month, but there was a request to move the March 2018 meeting to Tuesday, March 20, 2018.

Vice-President Jones made a motion to schedule the Legislative March 2018 meeting to the third Tuesday of March. President Doebler seconded.

President Doebler made a motion to defer this motion for one week. Vice-President Jones seconded. The motion passed unanimously.

B. VERIZON FRANCHISE AGREEMENT TIME EXTENSION:

Solicitor Stone explained he is negotiating a new agreement with Verizon for a new franchise agreement. He also explained that he has been reviewing the current contract and they will work from this contract. A 30-day extension will also be needed because the contract expires at the end of the year.

Commissioner Darragh made a motion authorize the solicitor to grant extension for 30 days to negotiate the Franchise Agreement as requested by Verizon. Commissioner Duplaga seconded.

President Doebler made a motion to defer this motion for one week. Commissioner Duplaga seconded. The motion passed unanimously.

C. DISCUSSION OF CODE ENFORCEMENT:

President Doebler discussed an option to hire a private firm to aggressively enforce property maintenance issues in Aleppo Township. This private contractor would cost anywhere from \$8,000-10,000 per year.

Commissioner Williams asked if this contractor could be hired on a case by case basis, President Doebler stated that they could be hired for an individual issue. Residents Art Capuzzi and Don Black expressed their concerns on hiring such a company.

D. SOCIAL MEDIA POLICY:

President Doebler made a motion to table the discussion of the Social Media Policy for 1 month. Vice-President Jones seconded. The motion passed unanimously.

E. SNOW EVENT PARKING CARDS:

President Doebler presented a post card that will be used during snow events in Aleppo Township. It is a reminder for residents not to park on the street during snow events because it makes it difficult for the Public Works Department to plow. These cards will be placed on windshields of cars that are parked on the streets during a snow event as a reminder not to park on the street.

F. 2018 BUDGET DRAFT:

Manager Patterson explained that the Budget is ready and there will be a Budget memo prepared and distributed to the Board this week. She also explained the Budget can be reviewed, then advertised, then adopted by Ordinance during the December Legislative meeting. Vice-President Jones stated there is no tax increase for the 2018 Budget and the most significant part of the Budget is road repair.

CITIZEN PARTICIPATION:

Resident Kathy Hinzman expressed her concerns about the amount of litter/trash on Redgate Road. Manager Patterson explained the Public Works Department does a Spring and Fall clean-up. The Fall clean-up will be scheduled within the next couple of weeks.

Resident Carolyn Kennedy expressed her concerns about the idea of Townhouses being built on Leetwood Avenue/Bingo Lots. She would rather individual homes be built.

Resident Tim Scott questioned changing the R-1 and R-2 Zoning Districts. President Doebler referred the residents to the previous Digest where an expert had given a detailed explanation on this subject.

Resident Nick Kahn requested a link on the Township Website where residents could submit complaints anonymously. President Doebler explained the website is being redeveloped and he will consider the idea. Mr. Kahn also explained he is a new resident and is having trouble with the mail between McCoy Place Road and South McCoy Place Road.

Resident Tom Jarvie questioned the R-1 and R-2 Zoning issues. He also asked when the Weber Road area was zoned R-2. Solicitor Stone stated that some research at the County may get some answers on when these properties were re-zoned. Manager Patterson will look at past Ordinances to try to find these dates.

At 9:10 PM the Board moved into executive session to discuss legal claims and pending litigation and returned to regular session at 9:41 PM.

ADJOURNMENT: The meeting was adjourned at 9:41 PM.

Respectfully submitted,

Kimberly A. Koskey
Township Secretary