

Legislative Meeting Activity

August 17, 2020

TITLE

MOTION

SECOND

Approve the August 10, 2020 Workshop Meeting Minutes.

Commissioner Haluka

Commissioner Darragh

Approve the conditional use application of 79 North Land Owner LLC for a commercial parking area on lot 12 in the 79 North Industrial Park zoned C-2 and within the newly created industrial park overlay, subject to the following:
 1. A Developer’s Agreement prepared by and satisfactory to the Township Solicitor and consulting Engineer; 2. A storm water management agreement; 3. Applicant must seek and secure all necessary state, local, and federal permits and approvals; 4. Compliance with all state, local, and federal laws and regulations; 5. Continued compliance with all items set forth in HRG’s review letter dated August 4, 2020; 6. Compliance with all items recommended by the Planning Commission from their meeting held August 5, 2020; 7. Work to commence within 1 year of this approval and work to be completed within 1 year from the commencement of the work.

Commissioner Richert

Commissioner Darragh

Approve the conditional use application of 79 North Land Owner LLC for a commercial parking area on lot 14 in the 79 North Industrial Park zoned C-2 and within the newly created industrial park overlay, subject to the following:
 1. A Developer’s Agreement prepared by and satisfactory to the Township Solicitor and consulting Engineer; 2. A storm water management agreement; 3. Applicant must seek and secure all necessary state, local, and federal permits and approvals; 4. Compliance with all s tate, local, and federal laws and regulations; 5. Continued compliance with all items set forth in HRG’s review letter dated August 4, 2020; 6. Compliance with all items recommended by the Planning Commission from their meeting held August 5, 2020; 7. Work to commence

Legislative Meeting Activity (Continued)

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
within 1 year of this approval and work to be completed within 1 year from the commencement of the work.	Commissioner Richert	Commissioner Darragh.
Approve the application for land development filed by 79 North Land Owner LLC to build a warehouse and office facility on Parcel B (344-G-221) located off the West Drive of the 79 North Industrial Park in the C-2 zoning district and to grant the requested modification to the Grading and Excavation Ordinance, Chapter 208-18. C, subject to the following conditions: 1. A developer's agreement with Aleppo Township and the Aleppo Township Authority satisfactory to and approved by the township solicitor and consulting engineer; 2. A storm water management agreement; 3. Compliance with all those items listed in HRG's review letter dated August 5, 2020; 4. Compliance with all items contained in the review letter of the Allegheny County Department of Development; 5. Compliance with all items recommended by the Planning Commission from their meeting held August 5, 2020; 6. Work to commence within 1 year of this approval and work to be completed within 1 year from the commencement of the work.	Commissioner Richert	Commissioner Darragh
Authorized ASO draft be issued for public comment.	Commissioner Darragh	Commissioner Richert
Approve July bill list in the amount of \$66,908.20; to ratify July pre-paid bills in the amount of \$16,732.92; and to ratify July payroll transfers in the amount of \$17,116.06	Commissioner Darragh	Commissioner Haluka
Adjournment		

TOWNSHIP OF ALEPPO**LEGISLATIVE MEETING MINUTES****August 17, 2020****CALL TO ORDER:**

President Jones called the meeting to order at 7:40 p.m. with roll call. Those in attendance were Commissioner Daniel Darragh, Commissioner Amy Richert, Commissioner Judy Haluka, Solicitor Harlan Stone, Manager Gwen Patterson, and Secretary Patty Krecek. Vice President Arthur Williams participated by telephone. The meeting was recorded.

Presidents Jones adjusted the order of the Agenda and started with Planning/Zoning.

PLANNING/ZONING:

The Conditional Use Hearings for Lots 12 and 14 were held prior to the start of the Legislative meeting. The applicant is seeking to construct commercial parking lots on North Drive in the Industrial Park.

Commissioner Richert made a motion to approve the conditional use application of 79 North Land Owner LLC for a commercial parking area on lot 12 in the 79 North Industrial Park zoned C-2 and within the newly created industrial park overlay, subject to the following: 1. A Developer's Agreement prepared by and satisfactory to the Township Solicitor and consulting Engineer; 2. A storm water management agreement; 3. Applicant must seek and secure all necessary state, local, and federal permits and approvals; 4. Compliance with all state, local, and federal laws and regulations; 5. Continued compliance with all items set forth in HRG's review letter dated August 4, 2020; 6. Compliance with all items recommended by the Planning Commission from their meeting held August 5, 2020; 7. Work to commence within 1 year of this approval and work to be completed within 1 year from the commencement of the work. Commissioner Darragh seconded. The motion passed unanimously.

Commissioner Richert made a motion to approve the conditional use application of 79 North Land Owner LLC for a commercial parking area on lot 14 in the 79 North Industrial Park zoned C-2 and within the newly created industrial park overlay, subject to the following: 1. A Developer's Agreement prepared by and satisfactory to the Township Solicitor and consulting Engineer; 2. A storm water management agreement; 3. Applicant must seek and secure all necessary state, local, and federal permits and approvals; 4. Compliance with all state, local, and federal laws and regulations; 5. Continued compliance with all items set forth in HRG's review letter dated August 4, 2020; 6. Compliance with all items recommended by the Planning Commission from their meeting held August 5, 2020; 7. Work to commence within 1 year of this approval and work to be completed within 1 year from the commencement of the work. Commissioner Darragh seconded. The motion passed unanimously.

Mike Galet from Gateway Engineers presented the plan for the 79 North Industrial Park Parcel B Land Development. They are proposing to build a warehouse building on the former soccer field along Deer Run Road. The building is currently proposed to be 35% office space and 65% warehouse space, but that may change depending on the tenant(s). They requested one modification regarding grading within three feet of the adjacent property line. They will not disturb existing vegetation behind the building site.

Commissioner Richert made a motion to approve the application for land development filed by 79 North Land Owner LLC to build a warehouse and office facility on Parcel B (344-G-221) located off the West Drive of the 79 North Industrial Park in the C-2 zoning district and to grant the requested modification to the Grading and Excavation Ordinance, Chapter 208-18. C, subject to the following conditions: 1. A developer's agreement with Aleppo Township and the Aleppo Township Authority satisfactory to and approved by the township solicitor and consulting engineer; 2. A storm water management agreement; 3. Compliance with all those items listed in HRG's review letter dated August 5, 2020; 4. Compliance with all items contained in the review letter of the Allegheny County Department of Development; 5. Compliance with all items recommended by the Planning Commission from their meeting held August 5, 2020; 6. Work to commence within 1 year of this approval and work to be completed within 1 year from the commencement of the work. Commissioner Darragh seconded. The motion passed unanimously.

PRESENTATION OF 2019 AUDIT:

Mark Turnley provided a copy of his letter to the Board of Commissioners dated August 17, 2020, which gives a summary of the audit. The audit received an unmodified opinion, which means the information presented is in conformity with the rules and regulations of the auditing profession. He highlighted the General Fund Balance Analysis, which presents a synopsis of the financial information contained in the audit. Some of his observations about the Township included a recommendation to develop a process for maintaining the schedule of fixed assets for accounting (safeguarding) and insurance purposes, and the importance of developing a "fund balance policy." He also reviewed some of the details from the Budget to Actual results.

Commissioner Darragh asked Solicitor Stone if the language regarding the Act 537 Plan on Page 35, Note 12 should be revised. Solicitor Stone stated the language should be revised. Manager Patterson said she will work with Mark Turnley to modify the language.

MINUTES:

Commissioner Haluka made a motion to approve the August 10, 2020 Workshop Meeting Minutes. Commissioner Darragh seconded. The motion passed unanimously.

REPORTS:

POLICE:

Ohio Township Sergeant A. Beck gave the report for the month of July. There were a total of 76 calls, which included 44 EMS assists (mostly from Masonic), a few calls for alarms, fraud, water leaks and trees down, and 14 traffic citations. The report was accepted.

FIRE:

No report.

EMERGENCY MANAGEMENT:

Commissioner Haluka said Masonic remains negative for COVID-19. The report was accepted.

PUBLIC WORKS:

Supervisor Tim Scott provided a brief summary for the month of July. The detailed report was provided to the Board. The report was accepted.

COMMUNICATIONS:

Manager Patterson read an email from a resident that stated the intersection of McCoy and Glen Mitchell Roads has become more and more dangerous; the mirrors are not effective; people speeding down Glen Mitchell makes it very dangerous; a possible solution would be to shave the bank on the left exiting McCoy. Manager Patterson said that Glen Mitchell is a County road, and the Township worked with Allegheny County approximately 10 years ago to cut back the bank. The cut back ended where it is because there was a garage on the corner and the County wanted to preserve the driveway access to the garage. Public Works Supervisor Tim Scott said the electronic speed sign is currently just below McCoy.

PLANNING/ZONING - CONTINUED:

Carolyn Yagle from Environmental Planning & Design presented an update of the ASO (Aleppo, Sewickley, Glen Osborne) Joint Comprehensive Plan. The plan is now an online story map allowing for updates as goals are completed. The plan focuses on zoning updates and also highlights infrastructure goals. The ASO Committee will meet annually to review the plan and update, as necessary. Carolyn asked the Board to approve moving the ASO Plan to the public review and comment phase.

Commissioner Darragh made a motion that the authorized ASO draft be issued for public comment. Commissioner Richert seconded. The motion passed unanimously.

TAX COLLECTOR/TREASURER:

Treasurer Steup gave the report for the month of July. The report was accepted.

FINANCE:

Commissioner Darragh made a motion to approve the July bill list in the amount of \$66,908.20; to ratify July pre-paid bills in the amount of \$16,732.92; and to ratify July payroll transfers in the amount of \$17,116.06. Commissioner Haluka seconded. The motion passed unanimously.

ALEPPO TOWNSHIP AUTHORITY:

Commissioner Darragh stated they are expecting the audit report shortly. They are trying to resolve a couple of discrepancies.

Commissioner Darragh asked Solicitor Stone to provide an update on the easement issue for Sweetwater Trails. Solicitor Stone said they would like to do a water line replacement and relocation; however, they need an easement agreement from the homeowner's association. Dave Kerchner from Bankson Engineers, Bill Davis, Jr. from ATA, and Solicitor Stone met with the homeowner's association and addressed an issue from one resident who is concerned about damage to some of the gardens and trees. Solicitor Stone said he thinks the issue has been resolved and they are prepared to sign the easement document as soon as they can get a new document to them.

Commissioner Darragh provided an update for the Leetsdale/Sewickley situation. Commissioner Darragh said about a week ago he had a conversation with Jonathan Kuzma. Jonathan Kuzma said they will not be moving forward with the proposal until the issues with Edgeworth are resolved. Commissioner Darragh also said that Dave Kerchner sent him an email stating that Leetsdale Borough Municipal Authority was awarded a \$200,000 grant for a sewer line between Sewickley and Leetsdale. President Jones stated that the Township is meeting with Sewickley on August 20, 2020.

QUAKER VALLEY AMBULANCE AUTHORITY:

No report.

QVCOG:

Vice President Williams provided some highlights from the QVCOG's Regional Forum on July 18 on Solid Waste and Recycling. There was a discussion about the new state, county, and local recycling regulations. Vice President Williams recommended that the Board review the slide presentation, so they can become familiar with the new regulations that will start next year. Vice President Williams also said that because of COVID-19 the annual dinner held every year in October is being converted to an online dinner.

SOLICITOR:

No report.

UNFINISHED BUSINESS:

President Jones asked Engineer Ben Gilberti about a grant program for landslide abatement. Ben Gilberti said he was not aware of a program.

NEW BUSINESS:

None.

CITIZEN PARTICIPATION:

Resident Chris Grimm from 1255 Merriman Road asked for an update on the storm drain. Manager Patterson said the plan is to take a video the next time there is a heavy rain; however, there has not been any rain. Engineer Ben Gilberti said he did a site visit and would like the video, so they can see the direction of the water and what is happening during the rain.

Grimm said that Pella Windows was built in 1987, and at that time, his parents were worried about the hillside and their young children falling over the hillside. He said currently the hillside is going down, the fence is starting to fall, and there are dead trees. Manager Patterson said she will report his concerns to the management of the Industrial Park.

Chris Grimm asked if the warehouse building on the former soccer field along Deer Run Road was approved during tonight's meeting. Commissioner Richert said it was approved by the Board with the conditions in the motion. Chris Grimm wanted to know why residents are not notified before approval of certain types of

development projects within the Township, so that residents can express their concerns. Solicitor Stone explained the approval process. Chris Grimm said he has been a resident for 41 years and attends most of the meetings and he feels he was unable to express his concerns about the new warehouse.

ADJOURNMENT:

President Jones adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary