

**Planning Commission Meeting Activity**

**August 2, 2023**

<b><u>TITLE</u></b>	<b><u>MOTION</u></b>	<b><u>SECOND</u></b>
Approve the July 5, 2023 Meeting Minutes.	Nicholas Khan	Fred Gregorich
Recommend approval of the Trapizona Subdivision plan subject to the conditions in the letter from HRG dated July 27, 2023, comments from Allegheny County, and a description of the private gas line on the final plan.	William Davis, Sr.	Fred Gregorich
Adjournment	William Davis, Sr.	Nicholas Khan

**TOWNSHIP OF ALEPPO**

**PLANNING COMMISSION MEETING MINUTES**

**August 2, 2023**

**CALL TO ORDER:**

Thomas Moore called the meeting to order at 7:00 p.m. Those in attendance were Vice Chairman William Davis, Sr., Fred Gregorich, Nicholas Khan, Solicitor Harlan Stone, Ben Gilberti from HRG Engineering, and Manager Gwen Patterson. Gail Neustadt was not in attendance.

**MINUTES:**

Nicholas Khan made a motion to approve the July 5, 2023 Meeting Minutes. Fred Gregorich seconded. The motion passed unanimously.

**SUBDIVISION APPLICATION – TRAPIZONA PLAN OF LOTS #4:**

Engineer Ben Gilberti recommended approval contingent upon approval from Allegheny County and a note should be placed on the plan stating that this approval does not include future development.

There also was a discussion about a private gas line on the property.

William Davis, Sr. made a motion to recommend approval of the Trapizona Subdivision plan subject to the conditions in the letter from HRG dated July 27, 2023, comments from Allegheny County, and a description of the private gas line on the final plan. Fred Gregorich seconded. The motion passed unanimously.

**PRE-APPLICATION CONFERENCE – LORI WEBER, 102 LEETWOOD AVENUE:**

Lori Weber participated by telephone and Joseph Micikas was in attendance to represent Lori Weber. He provided the following information:

- A sketch of the proposed house and garage.
- The lot size is 9,963 sq. ft. and the requirement is now a minimum of 12,000 sq. ft.
- Proposing a 30 ft. front setback and 42 ft. rear setback and the requirement is a minimum of 50 ft.
- A single-family dwelling unit must be a minimum of 750 sq. ft. The house will be 600 sq. ft. and the garage will be 240 sq. ft., so the combined total would be over 750 sq. ft. Lori Weber said she would like a detached garage; however, she is open to whatever the Planning Commission recommends she should do.

- There was a house previously on the property; however, it was demolished approximately 15 years ago.

There was a discussion about the house and garage and the lot size, and the Planning Commission recommended that two variances should be requested as follows: 1) the front setback and 2) the total square footage of the lot size. Also, the garage would have to be attached to the house to meet the minimum sq. ft. requirement for the dwelling unit.

Solicitor Stone said that the Planning Commission is only advising the property owner as to what she should do, and the final decision will be made by the Zoning Hearing Board.

**OLD BUSINESS:**

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO):**

Manager Patterson said the SALDO will be reviewed at the Planning Commission Meeting on September 6, 2023. Fred Gregorich said to make sure the regulations in the SALDO match the regulations in the Grading Ordinance, e.g., 3-1 versus 2-1 slope requirements.

**NEW BUSINESS:**

None.

**ADJOURNMENT:**

William Davis, Sr. made a motion to adjourn the meeting. Nicholas Khan seconded. The motion passed unanimously. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Patty Krecek  
Township Secretary