

Planning Commission Meeting Activity

December 6, 2023

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
Approve the August 2, 2023 Meeting Minutes.	William Davis, Sr.	Fred Gregorich
Recommend approval of the Sommers-Meanor Subdivision Plan subject to the conditions in the letter from HRG dated December 5, 2023, which includes showing the building setback lines and the locations of existing utilities	William Davis, Sr.	Nicholas Khan
Adjournment	William Davis, Sr	Fred Gregorich

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

December 6, 2023

CALL TO ORDER:

Thomas Moore called the meeting to order at 7:00 p.m. Those in attendance were William Davis, Sr., Fred Gregorich, Nicholas Khan, Gail Neustadt, Ben Gilberti from HRG Engineering, and Manager Gwen Patterson.

MINUTES:

William Davis, Sr. made a motion to approve the September 6, 2023 Meeting Minutes. Fred Gregorich seconded. The motion passed unanimously.

SUBDIVISION APPLICATION – SOMMERS-MEANOR SUBDIVISION:

Engineer Ben Gilberti from HRG provided a review letter with comments that include showing the building setback lines and the locations of existing utilities. He said they are just adding property from the neighbor to their property. He also said nothing is being built on the property, at this time, and it is in the R-1 and Mixed-Use Zoning Districts. Engineer Gilberti said a revised plan should be submitted prior to the plan being submitted to the Board of Commissioners for approval.

There was a discussion about the Planning Commission recommending approval subject to conditions recommended by HRG and the Planning Commission's concern that the conditions might not be completed by the property owner when the Plan is voted on by the Board of Commissioners.

William Davis, Sr. made a motion to recommend approval of the Sommers-Meanor Subdivision Plan subject to the conditions in the letter from HRG dated December 5, 2023, which includes showing the building setback lines and the locations of existing utilities. Nicholas Khan seconded. The motion passed unanimously.

Manager Patterson said they are still waiting for comments from Allegheny County. She also said she will ask the property owner to submit a revised plan in time for HRG to review the plan prior to the December 18, 2023 Legislative Meeting. Manager Patterson said if the comments from Allegheny County are not received by December 18, 2023, the approval may have to be pushed to the January 15, 2024 Legislative Meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

SOLICITATION ORDINANCE:

William Davis, Sr. said about a month ago there was a lady begging for money near the Sewickley Bridge, and he is concerned about something like that happening in Aleppo. Manager Patterson said the Township has a Solicitation Ordinance that states, "...it shall be unlawful for any person who is not the holder of a valid and unexpired license... or to solicit contributions, gifts, or pledges of money or any other thing of value, by visiting the private homes or residences or on the public streets or highways of the Township of Aleppo." She said a Solicitation Permit is issued by the Ohio Township Police and the cost is \$100.00 per week. Gail Neustadt asked about limiting permits to businesses and registered non-profit organizations such as the fire department or boy scouts. Manager Patterson said that is a question they would have to ask the Township Solicitor. Engineer Gilberti said the Solicitation Ordinance might be interpreted to allow the police to remove a panhandler who does not have a permit.

SEWAGE PERMIT PROCESS:

Fred Gregorich asked about the Township's procedure of issuing a building permit prior to sewage being approved by the DEP. He said there was a recent situation in which land was subdivided, and a house was going to be built, and the sewage plan was not approved by the DEP. Manager Patterson said that Sewickley's Treatment Plant has a corrective action plan because of a capacity issue; therefore, applicants must get their sewage module approved by the DEP. She said the situation that Fred was referring to happened because of the timing of how all the paperwork was submitted. Manager Patterson said they are going to develop a written procedure to help prevent this from happening again.

ADJOURNMENT:

William Davis, Sr. made a motion to adjourn the meeting. Fred Gregorich seconded. The motion passed unanimously. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary