

TOWNSHIP OF ALEPPO
PLANNING COMMISSION
MEETING MINUTES

February 7, 2018

Planning Commission Chairman Thomas Moore called the meeting to order at 7:00 PM. Those Commission Members in attendance were William Davis, Thomas Arbogast and Lisa Mullen. Manager Gwen Patterson and Solicitor Christopher Lovato were also in attendance. Frederick Gregorich was not in attendance.

MINUTES:

Mr. Arbogast made a motion to approve the June 7, 2017 minutes. Mr. Davis seconded. The motion passed unanimously.

DISCUSSION OF ALEPPO TOWNSHIP AUTHORITY WATER LINE REPLACEMENT ON GLEN MITCHELL ROAD:

Manager Patterson explained the Aleppo Township Authority is seeking a grant to help fund a water line replacement and a condition of the grant is to make sure the Planning Commission is aware of the replacement and that the replacement meets the Township's comprehensive plan.

Mr. Davis made a motion to acknowledge Aleppo Township Authority's intent to apply for a grant to replace the waterline on Glen Mitchell Road. Mr. Arbogast seconded. The motion passed unanimously.

SUBDIVISION APPLICATION: MASONIC VILLAGE LOT CONSOLIDATION:

Jonathan Garczewski of Gateway Engineers presented the plan for the Masonic Village Lot Consolidation. He stated there are two parcels that were acquired by Masonic Village that will be developed. These are the two lots included in the lot consolidation subdivision application. He explained the first lot includes a 2-story house, shed, and asphalt driveway that will be demolished.

LAND DEVELOPMENT APPLICATION: MASONIC VILLAGE EXPANSION-VILLAS ALONG REDGATE ROAD:

Mr. Garczewski explained the details of the expansion which include an existing parking lot and an existing storm water management facility. He explained the existing storm water management facility will be enlarged. He also explained the proposed site improvements that will include a private roadway designed to meet the Municipal requirements with a 15- foot wide connection point. The entrance on to Redgate Road will be grass paved and not for regular use, it will be for emergency use only. The plan includes five duplexes with 2 units in each building. The sanitary sewers will be directed into the existing sewage system. All other utilities will be brought in from the existing utilities already available on the site. The plan proposes streetlights along the roadway matching the fixtures already on the campus. Landscaping will be proposed and installed according to Municipal Ordinance.

Ms. Mullen questioned why this private drive would not be created as a total pass through. Mr. Garczewski explained it was kept as a private drive not to be used as a short-cut from Redgate to Merriman. Mr. Eric Gross of Masonic Village also stated that several residents from Redgate Road expressed their opposition of direct access to Redgate Road from Masonic Village, which is why they are proposing emergency access only.

CONDITIONAL USE APPLICATION: MASONIC VILLAGE EXPANSION:

Mr. Garczewski explained the use is a conditional use within the R-2 Zoning District and will require a re-approval of the Conditional Use as permitted.

ENGINEER'S REVIEW OF THE APPLICATIONS:

Mr. Ben Gilberti from HRG Engineers reviewed the Township Engineer's comment letter which addresses all three applications, divided per Zoning, Sub-Division/Land Development and Storm Water Ordinances. The first comment was in response to the interior street network where the Zoning Ordinance requires a minimum of a 12-foot lane and the concern is at the cul-de-sac/tear drop turn around. Mr. Garczewski stated this is intended for one-way traffic but will be addressed. Mr. Gilberti also requested clarification on the landscaping plan. Mr. Gilberti stated the last zoning concern would be at the cul-de-sac if emergency vehicles and/or garbage trucks could turn around.

Mr. Gilberti reviewed his comments regarding the Subdivision and Land Development which included obtaining an HOP for access to Redgate Road which is a State road, identifying that the plans have to be submitted to Allegheny County Economic Development, a copy of approval from the Allegheny County Conservation District, clear sight triangles for the intersections on the plans, easements with a minimum of 20 feet on the plans for utilities, locations of fire hydrants, photometric light plans be presented, show right of way for private road, a road profile and the distance of 500 feet between two access roads. Mr. Garczewski questioned the 500-foot requirement on a private campus. Mr. Gilberti addressed the sidewalks including ADA ramps and crosswalks at the intersections and tree planting. Mr. Gilberti discussed the storm water requirements and updating/modifying the storm water maintenance agreement. He also discussed the roof drains discharging into the storm water, under drain in the basin, aligning the end wall and reviewing the basin in its entirety regarding the calculations. Mr. Garczewski explained these are pre-development plans and all comments will be addressed in the updated plans.

Mr. Moore asked if Mr. Gilberti's comments could be addressed by next month's Planning Commission meeting. Mr. Garczewski stated they would be addressed by the next meeting.

Solicitor Lovato recommended all comments be addressed before a recommendation for approval for the three applications that were discussed. He explained these items should be kept together for discussion and approval.

Mr. Gilberti explained that the proposal involves Masonic Village's main campus with the two smaller lots to be connected to be consolidated into one entire parcel. The Conditional Use cannot be approved until the Land Development plans are submitted and approved. Mr. Gilberti explained this is why these three items have to be kept together when recommending for approval.

Mr. Arbogast made a motion to table the applications until next month. Mr. Davis seconded. The motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

Mr. William Davis made a motion to adjourn the meeting. Mr. Tom Arbogast seconded. The motion passed unanimously. The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Kimberly A. Koskey
Township Secretary