Planning Commission Meeting Activity

July 3, 2024

TITLE	MOTION	SECOND
Approve the June 5, 2024 Meeting Minutes.	Nicholas Khan	William Davis, Sr.
Recommend approval of the GAMMA Pickleball Club Conditional Use Application subject to the variances being granted for parking and ingress and egress.	Nicholas Khan	Fred Gregorich
Adjourned the meeting at 8:00 p.m.	Fred Gregorich	Gail Neustadt

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

July 3, 2024

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, Manager Gwen Patterson, Solicitor Harlan Stone, and Ben Gilberti from HRG Engineering.

MINUTES:

Nicholas Khan made a motion to approve the June 5, 2024 Meeting Minutes. William Davis, Sr. seconded. The motion passed unanimously.

CONDITIONAL USE APPLICATION – GAMMA PICKLEBALL CLUB:

Josh Taylor-Martin from GAMMA Pickleball Club provided a letter from Fire Chief Bill Davis, Jr. that states the following: the existing driveway entrance is wide enough for emergency vehicles, he recommends that the driveway (also referred to as West Drive) be posted with no parking signs along both sides of the cartway, and he spoke to representatives at Towlift and they said the Fire Company has full access to their lot any time there is an emergency. There was a discussion about the Towlift fence being locked. Josh Taylor-Martin said he spoke to the Fire Chief and he spoke to Towlift and they said it is okay to cut the lock to open the gate if there is an emergency.

Al Corr, Asset Manager, from Endurance Real Estate, which is part of the ownership group for the 79 North Industrial Park, was in attendance and he provided the following comments about their concerns for the parking variance: they added 35 parking spaces adjacent to the Mygrant Glass building and they made $800,000 in interior and exterior improvements; many of the parking spaces are closer to the main entrance of the Mygrant Glass building; they are still trying to lease the space adjacent to the Mygrant Glass building and their concern is that people going to the building for pickleball will park in the 35 spaces, which will make the space less desirable to a potential tenant; they want to know where the rights and responsibilities lie if the parking is infringed upon. Fred Gregorich said parking enforcement is usually a civil matter.

Solicitor Stone suggested that some type of barrier, e.g., a fence, could be installed between the two lots. Fred Gregorich said that Al Corr should attend the Zoning Hearing Board Meeting for the variances to express his concerns. Al Corr is concerned about putting no parking signs and towing signs because a potential tenant might question the reason for the signs, and it will have a negative impact on the space devalue the space.

There was a discussion about the procedures of the Planning Commission, Zoning Hearing Board and Board of Commissioners, and the 30-day appeal period of the Zoning Hearing Board. Solicitor Stone said someone can appeal if they are a property owner within a half mile radius of the subject property and it would impact them directly. Josh said he has been counting the number of vehicles parked at the pickleball courts near his office and there are 25 spaces used, which is much lower than the 91 spaces required in the Township's Ordinance.

Nicholas Khan made a motion to recommend approval of the GAMMA Pickleball Club Conditional Use Application subject to the variances being granted for parking and ingress and egress. Fred Gregorich seconded. The motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

Manager Patterson said that the Ferndale Townhouse Development received approval for 12 townhouses, and they subdivided the back part of the lot into eight lots. She said they built four townhouses, and now they might be submitting a subdivision application to re-consolidate the eight lots into one lot. Manager Patterson said if the application is received within the next few weeks, there will be a Planning Commission Meeting on August 7, 2024.

William Davis, Sr. said that throughout Weber Road and McCoy Place Road people are parking anywhere they want to park along the road and the road is not built for parking on the road. Manager Patterson said there is not a Township ordinance restricting street parking. William Davis, Sr. recommends that the Board of Commissioners review the idea of an ordinance for street parking.

ADJOURNMENT:

Fred Gregorich made a motion to adjourn the meeting. Gail Neustadt seconded. The motion passed unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary