Planning Commission Meeting Activity

July 6, 2022

TITLE	MOTION	SECOND
Approve the March 2, 2022 Meeting Minutes.	Thomas Arbogast	William Davis, Sr.
Adjournment	William Davis, Sr.	Fred Gregorich

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

July 6, 2022

CALL TO ORDER:

Chairman Thomas Moore called the meeting to order at 7:00 p.m. Those in attendance were William Davis, Sr., Fred Gregorich, Thomas Arbogast, Nicholas Khan, Solicitor Harlan Stone, and Manager Gwen Patterson. Ben Gilberti from HRG Engineering arrived at 7:15 p.m.

MINUTES:

Thomas Arbogast made a motion to approve the March 2, 2022 Meeting Minutes. William Davis, Sr. seconded. The motion passed unanimously.

OLD BUSINESS:

STATUS OF NEW ZONING ORDINANCE:

Thomas Moore asked about the status of the new Zoning Ordinance. Manager Patterson said the public hearing was on June 20, 2022 during the Legislative Meeting. She said Laura Ludwig from HRG Engineering presented an overview of the changes. Manager Patterson said the Ordinance has not yet been adopted because there has to be a 45-day period for comments from the Township's ASO partners, which are Sewickley and Osborne. The new Ordinance is scheduled to be adopted at the August 15, 2022 Legislative Meeting.

STATUS OF MINNOCK DEVELOPMENT:

William Davis, Sr. asked about the status of the Minnock development. Manager Patterson said the sewer module that Minnock submitted to the DEP was for an exemption; however, the DEP said they have to do a full sewer module. Solicitor Stone said the reason Minnock cannot get an exemption is because the Township does not yet have an approved 537 Plan. All of the phases of the project that the Township controls have been approved.

PRE-APPLICATION CONFERENCE: AMAZON CANOPY PROJECT:

Julia Lacy from AECOM presented an overview of the canopy project for Amazon. Chas Duboy from Amazon was also in attendance. The goal is to provide protection from the elements for the associates as they are loading and unloading their vans. There would be two canopies over the van loading area. The minimum space underneath the canopies is 15 feet. The canopies are similar to those at Sheetz with lighting underneath. There would be no building structural changes or new buildings.

There was a discussion about the traffic patterns, queueing spaces and loading areas. One of the stated goals of the project is to help remove van traffic from backing up on North Drive and Deer Run Road. More vans will be able to fit on the property at one time. The vans are required to shut down while loading or waiting.

Amazon met with the Fire Chief several times to review emergency vehicle access. There will be a bypass lane that is kept clear for emergency access. There will be a fire hydrant added on North Drive across from the Township garage driveway. There will possibly be a sprinkler system underneath the canopy, which will be determined with the Fire Chief.

Engineer Ben Gilberti suggested that Amazon speak to the 79N Property Owner about stormwater ending up in the detention pond at the corner of North Drive and Deer Run Road. The pond needs to be checked and maintained, which may be part of the approval for this plan.

There was also a discussion about sound control at Amazon. Engineer Ben Gilberti recommends they be prepared to address noise issues as a result of the canopies. Residents have complained about noise and lighting from the Amazon site.

There was a discussion about the parking spaces required on the parcel and the calculating of the parking presented on the draft plan. Julia Lacy will look into the parking regulations and parking overlay in the Township's Ordinance.

Amazon will need to get approval for the project from their landlord. 79N Property Owner will need to apply for the building permit.

NEW BUSINESS:

None.

ADJOURNMENT:

William Davis, Sr. made a motion to adjourn the meeting. Fred Gregorich seconded. The motion passed unanimously. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary