Planning Commission Meeting Activity

March 2, 2022

TITLE	MOTION	SECOND
Approve the December 1, 2021 Meeting Minutes.	Fred Gregorich	William Davis, Sr.
That the proposed amendments to the Aleppo Township Zoning Ordinance as prepared by HRG Engineering, to repeal the current Zoning Ordinance and replace it with the new Zoning Ordinance, be adopted and approved by this Planning Commission, and further, that once approved by this Board that the Ordinance, as amended, be submitted to the Aleppo Township Board of Commissioners for public hearings and further consideration as a Township Ordinance pursuant to and accordance with Section 609 of the Municipalities Planning Code, it being recommendation of the Planning Commission that the amendments be adopted in their entirety subject to those amendments and changes proposed by this Board.	William Davis, Sr.	Fred Gregorich
Adjournment	William Davis, Sr.	Fred Gregorich

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

March 2, 2022

CALL TO ORDER:

Chairman Thomas Moore called the meeting to order at 7:00 p.m. Those in attendance were Fred Gregorich, Thomas Arbogast, William Davis, Sr., Solicitor Harlan Stone, Solicitor Anna Jewart, Ben Gilberti from HRG Engineering, and Manager Gwen Patterson. Lisa Mullen was not in attendance.

MINUTES:

Fred Gregorich made a motion to approve the December 1, 2021 Meeting Minutes. William Davis, Sr. seconded. The motion passed unanimously.

ZONING ORDINANCE REVISION DISCUSSION:

Laura Ludwig from HRG Engineering led a discussion for additional revisions to the Zoning Ordinance as follows:

- From stakeholders meeting, there was one minor change suggested by Masonic for the definition of a Life Care Community.
- Keep schools as P/A in C-2 and remove from R-2.
- Child daycare is now a conditional use in R-2.
- Added temporary goats to remove vegetation, e.g., they would be in a lot with fencing for a couple of weeks and then removed.
- For accessory dwelling units, some verbiage was confusing, so it is now fixed.
- Adding a definition for hobby farm, which is having animals for your own enjoyment, e.g., a horse, but you do not show the horse.
- Discussed non-conforming use and non-conforming structure regulations.
- Remove amphitheater from R-1 and R-2.
- Bill Davis, Sr. asked about a companion pet being allowed into a business. Solicitor Stone said that would not be part of a Zoning Ordinance. He said the property owner has the right to allow or not allow a companion pet.
- Manager Patterson said that once the public hearing is scheduled, she would like to mail a letter to property owners with a zoning district change to their parcel, so they are aware of the change.
- Bill Davis, Sr. pointed out that several private roads are marked as local roads on the map. Manager Patterson said she will work with Laura to get the roads marked correctly.
- Get rid of Urban Agricultural.
- Allow Community Garden in MU, C-2 and R-3.

- Manager Patterson asked if a Correctional Facility has to be allowed. Solicitor Stone said that the Township/Borough Code authorizes municipalities to have detention facilities for an arrest; however, that is referring to Private, State or County Correctional Facilities. A Halfway House is allowed in C-2.
- For Youth Home, adding no more than two children per bedroom.

William Davis, Sr. made a motion that the proposed amendments to the Aleppo Township Zoning Ordinance as prepared by HRG Engineering, to repeal the current Zoning Ordinance and replace it with the new Zoning Ordinance, be adopted and approved by this Planning Commission, and further, that once approved by this Board that the Ordinance, as amended, be submitted to the Aleppo Township Board of Commissioners for public hearings and further consideration as a Township Ordinance pursuant to and accordance with Section 609 of the Municipalities Planning Code, it being recommendation of the Planning Commission that the amendments be adopted in their entirety subject to those amendments and changes proposed by this Board. Fred Gregorich seconded. The motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

William Davis, St. made a motion to adjourn the meeting. Fred Gregorich seconded. The motion passed unanimously. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary