TOWNSHIP OF ALEPPO

PLANNING COMMISSION

MEETING MINUTES

March 7, 2018

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

MINUTES:

Mr. Arbogast made a motion to approve the February 7, 2018 minutes. Ms. Mullen seconded. The motion passed unanimously.

SUBDIVISION APPLICATION: MASONIC VILLAGE LOT CONSOLIDATION:

Jonathan Garczewski of Gateway Engineers presented the revised plans addressing the comments reviewed at last month's meeting. He also explained the lot consolidation consisted of bringing the two properties already owned by Masonic Village and consolidating the lots to the existing campus.

Mr. Ben Gilberti stated that all comments have been addressed and he does recommend approval of the Subdivision Application.

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

Jonathan Garczewski of Gateway Engineers reviewed the proposed plans for approximately 500 lineal feet of road along with five duplexes. He explained the utilities would be extended to the new duplexes. He also explained the existing storm water management facility will be expanded to accommodate the increase in run-off water. He stated the main access points will be specifically from Masonic Drive interiorly. There will be an emergency only access connection to Redgate Road that will be grass only and can hold the weight of a fire truck. Mr. Davis asked if will be maintained in the winter. Mr. Patrick Sampsell of Masonic Village stated it would be maintained in the winter. Mr. Garczewski explained there will be a 10-foot wide buffer along all sides of the Yankello property. He also explained there will be parking spaces at the bottom of the CDS facing Masonic Drive. Ms. Mullen asked what the parking lot was for. Mr. Sampsell stated the lot would be used to get the cars off the lane and into a lot.

Manager Patterson stated that she received a phone call questioning the lighting. Mr. Garczewski stated the lights are included on the plan which include the same lights that are on the campus now with the globes on the top of the posts. Mr. Gilberti stated the spillage is contained, but you will be able to see the lights.

Mr. Gilberti stated all comments were addressed and recommends preliminary approval.

Resident Sandy Moore expressed her concerns regarding the units, the lighting, the buffer zone, and the side of the house seen from Redgate with no curb appeal. Mr. Sampsell stated they will commit to shielding the lights that face Sandy's house.

CONDITIONAL USE APPLICATION: MASONIC VILLAGE AMENDED CONDITIONAL USE:

Mr. Ben Gilberti stated all comments have been addressed regarding the Conditional Use application and he recommended approval of the Conditional Use Application.

Mr. Tom Arbogast made a motion to recommend approval the Subdivision Application which is #3 on the Agenda, the Land Development Application which is #4 on the Agenda, and the Conditional Use Application which is #5 on the Agenda. Mr. Fred Gregorich seconded. The motion passed unanimously.

Mr. Arbogast questioned the timing on the development. Mr. Sampsell explained they were not sure how long it would take, it could start late summer but probably Spring 2019.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ASO UPDATE:

Mr. Gregorich asked for an update on the ASO. Manager Patterson stated the meeting is next week. She explained the meeting is a preliminary meeting to revisit the plan.

ADJOURNMENT:

Mr. Tom Arbogast made a motion to adjourn the meeting. Mr. Gregorich seconded. The motion passed unanimously. The meeting was adjourned at 7:35 PM.

Respectfully submitted,

Kimberly A. Koskey
Township Secretary