TOWNSHIP OF ALEPPO

PLANNING COMMISSION

MEETING MINUTES

May 4, 2016

Planning Commission Board Member Frederick Gregorich called the meeting to order at 7:35 pm. Commission Members in attendance were Thomas Arbogast and Warren Fitzpatrick. Thomas Moore and William Davis were not in attendance. Solicitor Harlan Stone and Manager Gwen Patterson were also in attendance.

MINUTES:

Mr. Arbogast made a motion to approve the March 2, 2016 minutes. Mr. Fitzpatrick seconded. The motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT APPLICATION: THE VILLAS OF GLEN MINOGUE:

Mr. Arbogast made a motion to recommend approval of the subdivision application subject to compliance with the HRG letter dated April 27, 2016, and compliance with any comments from the Allegheny County letter dated April 4, 2016, and subject to entering into a developer's agreement to satisfaction of the Solicitor and the Engineer.

Solicitor Stone asked Engineer Ben Gilberti if Question #6 was resolved where recommended that a headwall be utilized instead of the proposed inlet to better capture run-off from the channel. Mike Minnock stated this would be corrected.

Mr. Fitzpatrick seconded the motion. The motion passed unanimously.

Mr. Gilberti explained Waiver #1 from Section 5.81 regarding Storm Water Methodology is needed because the area is heavily forested and nearly impossible to meet requirements and will not change the results. Mr. Gilberti had no objections to the waiver.

Mr. Arbogast made a motion to recommend approval of Waiver #1 from Section 5.81 regarding Storm Water Methodology. Mr. Fitzgerald seconded the motion. The motion passed unanimously.

Mr. Gilberti explained that Waiver #2 from Section 5.13.1B.8 regarding the emergency spillway is needed because there was no good place to put the emergency spillway, however a secondary control structure will be installed in the basin to handle the water if there was a clog in the first structure. Mr. Gilberti had no objections.

Mr. Arbogast made a motion to recommend approval of Waiver #2 from Section 5.13.1B.8 regarding the emergency spillway. Mr. Fitzgerald seconded the motion. The motion passed unanimously.

Mr. Arbogast made a motion to recommend denial of Waiver #3 from Section 4.81 regarding installation of sidewalks. Mr. Fitzgerald seconded the motion.

Mr. Gilberti explained Waiver #3 from Section 4.81 regarding installation of sidewalks. Mike Minnock does not want to put them in because he believes there is a safety issue where the sidewalks would lead directly to Glen Mitchell Road. Mr. Arbogast does not want to ignore the Ordinance and feels it would set bad precedent for future development. Mr. Gilberti has no opinion.

The motion passed unanimously.

CONDITIONAL USE APPLICATION: THE VILLAS OF GLEN MINOGUE:

Mr. Arbogast made a motion to recommend approval to build 2 single family homes in the Weber's Corner District. Mr. Fitzgerald seconded the motion. The motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

Mr. Tom Arbogast made a motion to adjourn the meeting. Mr. Warren Fitzpatrick seconded. The motion passed unanimously. The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Kimberly A. Koskey
Township Secretary