Planning Commission Meeting Activity

September 1, 2021

TITLE	MOTION	SECOND
Approve the July 7, 2021 Meeting Minutes.	William Davis, Sr.	Lisa Mullen
Adjournment	William Davis, Sr.	Thomas Arbogast

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

September 1, 2021

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, Lisa Mullen, Solicitor Harlan Stone, Engineer Ben Gilberti, and Manager Gwen Patterson.

MINUTES:

William Davis, Sr. made a motion to approve the July 7, 2021 Meeting Minutes. Lisa Mullen seconded. The motion passed unanimously.

ZONING ORDINANCE REVISION DISCUSSION:

Laura Ludwig and Kiersten Primm (KP) of HRG provided a draft of the Zoning Map. Laura provided the following summary of the revisions: the area along Glen Mitchell Road and near the old Weber's Corner is now mixed use; there are three residential districts - R-1, R-2, and R-3; they kept the natural resource protection overly; they added the parking overlay; and they noted the Sewickley Heights Manor PRD (Planned Residential Development). Most of the changes are in the residential districts.

Manager Patterson asked for an explanation of mixed use. Engineer Gilberti said there are properties that have special conditions that are grandfathered and by matching a couple of parcels together in the mixed use it allows for the current uses and the other properties are not developable. William Davis, Sr. asked about one portion of the mixed use that is owned by Mike Minnock because he is going to build houses and it is in R-1. Fred Gregorich asked if Mike Minnock builds a neighborhood of homes in the mixed use area, and one of the homeowners decides to use their home as a business, e.g., as a repair garage, would that be allowed. Laura Ludwig said it would be allowed; however, it would be a conditional use, so there could be certain conditions written that would not allow it. There was a discussion of removing Mike Minnock's parcel, Earl Seiler's house, and Jerry Veshio's lot from the mixed use and making it R-1 and moving Masonic's property from R-3 back to R-2.

Laura Ludwig stated that there were updates made to the Article II Definitions document. She provided a copy of the document for everyone. There was a discussion of the updates. The Planning Commission and the Consultants had a long conversation about the Use Table and the kinds of uses that would be allowed in each Zoning District.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

William Davis, Sr. made a motion to adjourn the meeting. Thomas Arbogast seconded. The motion passed unanimously. The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary