

Planning Commission Meeting Activity
September 4, 2024

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
Approve the July 3, 2024 Meeting Minutes.	Nicholas Khan	Gail Neustadt
Recommend approval of the Ferndale Lot Consolidation Plan.	Nicholas Khan	Gail Neustadt
Adjourned the meeting at 7:20 p.m.	Nicholas Khan	Gail Neustadt

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

September 4, 2024

CALL TO ORDER:

William Davis, Sr. called the meeting to order at 7:00 p.m. Those in attendance were Nicholas Khan, Gail Neustadt, Manager Gwen Patterson, Solicitor Harlan Stone, and Ben Gilberti from HRG Engineering. Thomas Moore and Fred Gregorich were not in attendance.

MINUTES:

Nicholas Khan made a motion to approve the July 3, 2024 Meeting Minutes. Gail Neustadt seconded. The motion passed unanimously.

SUBDIVISION APPLICATION – FERNDAL CONSOLIDATION PLAN:

A review letter from HRG was provided. Ben Gilberti said the original development plan was for 12 townhouses, they built four and now they want to consolidate the lots for the remaining eight to one giant lot. John Burger, property owner, said the zoning was changed from R2 to R1, so they are now unable to build the remaining townhouses. He said he wants to build a house on the lot. Ben said the original development plan has a sewer easement and a stormwater management system in the ground and the ownership still shows that it is part of the HOA. John Burger said the sewer easement that went all the way across the center of the lot was removed. Ben Gilberti said sewage planning was done as part of the original development; there would be less sanitary now, but the impervious coverage for whatever they build still references the plan that was previously approved for the stormwater so he should not build bigger than impervious surface proposed for the 12 townhouses. Solicitor Stone said the original development plan that was approved had a condition for a stormwater management agreement. He said he does not have a copy of the agreement. John Burger said he never put together the agreement. Solicitor Stone said he will be sending an agreement, and John Burger said he will sign the agreement. William Davis, Sr. said the Homeowner's Association (HOA) is supposed to take care of the stormwater maintenance. John Burger said the homeowner's association will be the existing owners of the four townhouses, which includes him; however, currently it is the three owners of Ferndale Development that own the HOA.

Nicholas Khan made a motion to recommend approval of the Ferndale Lot Consolidation Plan. Gail Neustadt seconded. The motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

William Davis, Sr. said he and Manager Patterson discussed his concern about street parking on Weber, Ferndale, and Ingleside. Manager Patterson said the Township does not have an ordinance for street parking. She said she is going to contact the police about the vehicle that is always parked close to the intersection and ask them to give the person a nice reminder that parking at the intersection makes it difficult for everyone. William Davis, Sr. said the person who parks their vehicle at the intersection lives in one of the Ferndale townhouses, and there are other cars parked at the intersection of Weber Road Extension and Ferndale, and he is concerned because there are school buses going on those roads, etc.

ADJOURNMENT:

Nicholas Khan made a motion to adjourn the meeting. Gail Neustadt seconded. The motion passed unanimously. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary