

Planning Commission Meeting Activity

September 6, 2023

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
Approve the August 2, 2023 Meeting Minutes.	Nicholas Khan	Fred Gregorich
Recommend approval of the updated SALDO pending the updated language regarding automatic agency updates for construction standards.	Fred Gregorich	Nicholas Khan
Adjournment	Fred Gregorich	Nicholas Khan

TOWNSHIP OF ALEPPO

PLANNING COMMISSION MEETING MINUTES

September 6, 2023

CALL TO ORDER:

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

MINUTES:

Nicholas Khan made a motion to approve the August 2, 2023 Meeting Minutes. Fred Gregorich seconded. The motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW AND RECOMMENDATION:

Laura Ludwig from HRG Engineering provided a summary of this project as follows:

- Update and modernize the existing SALDO, which was adopted in March 1996.
- Regulatory changes and consistency with the Municipalities Planning Code (PA MPC).
- Consistency with the Township's new Zoning Ordinance, which was adopted on August 15, 2022.
- Consistency with other Township Ordinances such as the Grading Ordinance and the Stormwater Management Ordinance.
- Modernize terms and language.
- Some of the language updates were for condominiums, major and minor subdivisions, application procedures and requirements, design standards, zoning officer, zoning permit, and financial security.
- Draft was submitted to Allegheny County July 31, 2023, and a comment letter from Allegheny County was received August 21, 2023.
- Based on comments from Allegheny County, a disclaimer will be added to construction standards for the ordinance to be automatically updated based on new standards from PennDOT, DEP, etc.
- Draft has been available for public review in the Township office and on the Township website since July 31, 2023.
- Board of Commissioners will hold a public hearing on September 18, 2023.

Fred Gregorich made a motion to recommend approval of the updated Subdivision and Land Development Ordinance pending the updated language regarding automatic agency updates for construction standards. Nicholas Khan seconded. The motion passed unanimously.

OLD BUSINESS:

UPDATE ON SUBDIVISION APPLICATION – TRAPIZONA PLAN OF LOTS #4:

Manager Patterson said the application was approved by the Board of Commissioners at the August 21, 2023 meeting. She said the property owner will get the plan recorded with Allegheny County. William Davis, Sr. asked if the private gas line on the property was added to the plan. Manager Patterson said a revised plan was submitted with the private gas line on the plan and the plan was reviewed by HRG Engineering and Solicitor Stone.

UPDATE ON PROPOSAL FROM LORI WEBER – 102 LEETWOOD AVENUE:

Manager Patterson said the property owner submitted a variance application for the lot size and the setbacks, so there will be a meeting scheduled in October with the Zoning Hearing Board.

NEW BUSINESS:

None.

ADJOURNMENT:

Fred Gregorich made a motion to adjourn the meeting. Nicholas Khan seconded. The motion passed unanimously. The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary