

TOWNSHIP OF ALEPPO
PLANNING COMMISSION
MEETING MINUTES

September 7, 2016

Planning Commission Member William Davis called the meeting to order at 7:00 PM. Those Commission Members in attendance were Frederick Gregorich and Warren Fitzpatrick. Solicitor Chris Lovato and Manager Gwen Patterson were also in attendance. Chairman Thomas Moore and Thomas Arbogast were not in attendance.

MINUTES:

Mr. Fitzpatrick made a motion to approve the June 1, 2016 minutes. Mr. Gregorich seconded. The motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT APPLICATION: FERNDALE PLAN OF LOTS:

Mr. Greg Pilewicz with the Ferndale Development Group stated that their plan is to develop the lot located at Ferndale and Weber Road. There is a 2-acre parcel that they would like to build 3 buildings with 12 units over the next 12 months. He submitted preliminary drawings for the Commission to review.

Mr. Brandon Wiltout from Gibson-Thomas Engineering described the proposed townhouse development. He explained that the utilities are all public and available. He stated that the storm-water will be taken care of onsite through a small raingarden bio-retention area, with an underground system that will tie into the existing underground system.

Mr. Ben Gilberti of HRG Engineering explained his comments for now, he may have more comments as the project progresses. Mr. Gilberti also stated that the standard reports/approvals are all in progress.

Mr. John Burger explained that the gas will be run to the site to the 8+ units. Mr. Ed Cymbalak from 102 Weber Road Ext. stated that he would like to have a gas line run to his house, that his property is near the site.

Mr. Gilberti questioned the driveway layout/access that he believes should be reviewed. He also stated that fire and garbage access concerns exist in the preliminary plans. He stated that the NPDES submittal needs to be included. He would like the horizontal bends rerouted. Mr. Gilberti explained his concern of corrosion using large corrugated metal pipes. He had concerns regarding the use of soil and rocks, he recommended using all geotextiles so the soil does not eventually go down into the rocks. He stated that the emergency spillway from the raingarden is pointing downstream and they should make sure this could not cause damage to a neighboring structure if it were to discharge. He questioned what the plans are for guest parking.

Mr. Chris Lovato asked if they plan on seeking any variances or if they will address the parking issue. Mr. Wiltout explained that they are required to have 30 spaces and with the garages they have 48 spaces total including the driveways and the garages. Mr. Lovato stated that he will look at the ordinance to be sure the garages can be counted as guest parking spaces. Mr. Gilberti and Mr. Burger discussed the driveway placement and the possible changes.

Mr. Gregorich asked if there are going to be street lights installed. Mr. Burger explained that each unit will have lamp posts. Mr. Fitzpatrick questioned snow removal. Mr. Burger explained that the condo association will be responsible for snow removal. Mr. Fitzpatrick questioned the short/steep access to Weber Rd. Ext. and the safety issues regarding fires. Mr. Burger explained that they will be sure the access is not short/steep. He also explained that there would be sprinklers and fire walls between each unit.

Mr. Gilberti stated that he doesn't see any huge problems to stop the development. He suggested listening to the public input. Mr. Gilberti stated that they will recommend and discuss a time extension from the Municipal Planning Code time line. Mr. Lovato explained that they have 90 days and the solicitor is asking for a 45-day extension to be safe.

Mr. Davis opened the discussion to the public for comments. Herb Ford from 721 Sycamore Road Ext. asked how many feet there will be between his property and Unit 1304. Mr. Wiltrout stated that there will be approximately 15 feet plus a small area between the property and the building. Mr. Ford also asked how much greenspace will there be. Mr. Wiltrout explained that there is nothing proposed at this time, but they will not disturb as much greenspace as possible. Mr. Ford also stated that his driveway goes through the property, Mr. Pilewicz explained that they will work with him to discuss screening/landscaping. Mr. Ford also questioned whether there will be any roadway improvements where the corners are at a 90 degree turn and two cars cannot pass due to the tight turning radius. Mr. Gilberti stated that this will be taken into consideration and have the Township review this during the approval process.

Mr. Justin Davis from 412 Weber Road expressed his displeasure for this project. He believes the condos will look out of place in this single family home neighborhood. He feels that this development will add a lot of traffic in the neighborhood. He also stated the construction trucks and traffic on Weber Road is going to be a problem. He stated his concerns regarding fire safety. He also stated that he would like the Zoning to be changed back from R-2 to R-1. Mr. Gilberti explained that there will be inspections pre & post-construction, the bond holder would be responsible for any damage done. This will be included as a case by case basis in the developer's agreement.

Mr. Harry Muders, Jr. from 704 Sycamore Road Ext. stated that he believes this a very ambitious project for such a small space. He felt that it would be more suited for several single-family homes.

Mr. Dustin Jones from 131 Ferndale Avenue stated that he moved here because it was a quiet neighborhood with not much traffic until Sycamore Road closed. He is also concerned that the road bends are too tight for 2 cars to get through. He is upset because he did not buy his modest home to live near townhouses.

Mr. Louis Hasson from 111 Weber Road questioned what time of day the delivery trucks and contractors can start. He believed that 7 am was the correct time according to the Ordinance, however, he is concerned that they will deliver or start too early. Mr. Burger explained that his construction workers do not start until 8 am.

Mr. Ed Cymbalak from 102 Weber Road Ext. expressed that he likes the single-family home neighborhood. He is worried that people will drive across his yard, there was an electric pole hit by a construction truck building the Osbourne houses, and the guardrail has been hit more than once.

Mr. Gregorich asked how long the project will take. Mr. Burger explained that 4 units should take about 6-8 months. They will build the second and third set of condos as they are sold.

Mr. Gregorich commented that he believed the Township should look into improving the roads in this area because of the added traffic. Mr. Burger stated that Duquesne Light would have to move the pole to allow the road to be widened. Mr. Gilberti stated that this is something to be discussed with the Board of Commissioners.

Mr. Fred Gregorich made a motion to table the application until next month's meeting. Mr. Warren Fitzpatrick seconded. The motion passed unanimously.

ALEPPO TOWNSHIP AUTHORITY WATER LINE REPLACEMENT: GRANT APPLICATION ZONING COMPLIANCE LETTER:

Manager Patterson explained that a water line on Glen Mitchell Road needs replaced and the Authority is seeking a grant to help with the cost. They need a letter from the appropriate Planning agency stating that the project is in conformance with the comprehensive land use plans and zoning and subdivision codes.

Mr. Fred Gregorich made a motion to send a letter to the appropriate parties regarding the Aleppo Township Authority water line replacement grant on Glen Mitchell Road. Mr. Warren Fitzpatrick seconded. The motion passed unanimously.

DISCUSSION OF UPDATE OF ASO JOINT COMPREHENSIVE PLAN:

Manager Patterson explained the 10-year renewal is coming up and Sewickley sent a letter asking if the Township was interested in participating in an update. She explained there will be a committee formed. Mr. Gilberti will get a price from Dan Santoro. Mr. Fred Gregorich believes the Township needs their own advocate. Manager Patterson recommended the Board members get their thoughts together on changes that they would like to make to the plan. Mr. Gilberti stated that he can get advice on how much it may cost the Township to participate. This will be discussed again at the next meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

Mr. Warren Fitzpatrick made a motion to adjourn the meeting. Mr. Fred Gregorich seconded. The motion passed unanimously. The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Kimberly A. Koskey
Township Secretary