

Workshop Meeting Activity

June 13, 2022

TITLE

MOTION

SECOND

Approve the May 16, 2022 Legislative Meeting Minutes.

Commissioner Darragh

Vice President Williams

Accept the determination of the Planning Commission regarding the consistency of the proposed new Zoning Ordinance with the ASO Joint Comprehensive Plan and to authorize the Township Manager to send copies of the draft Zoning Ordinance to Sewickley and Glen Osborne Boroughs.

Commissioner Haluka

Commissioner Darragh

Adjournment

TOWNSHIP OF ALEPPO**WORKSHOP MEETING MINUTES****June 13, 2022****CALL TO ORDER:**

President George Jones called the meeting to order at 7:00 p.m. with the Pledge of Allegiance and roll call. Those in attendance were Vice President Arthur Williams, Commissioner Daniel Darragh, Commissioner Judy Haluka, Manager Gwen Patterson, and Secretary Patty Krecek. Commissioner Amy Richert and Solicitor Harlan Stone were not in attendance. President Jones announced that the meeting is being recorded. Commissioner Haluka left the meeting at 7:20 p.m.

MINUTES:

Commissioner Darragh made a motion to approve the May 16, 2022 Legislative Meeting Minutes. Vice President Williams seconded. The motion passed unanimously.

OLD BUSINESS:**ACT 537 PLAN AMENDMENT PRESENTATION:**

TJ Stephens and Kevin Szakelyhidi from Bankson Engineers provided the following summary of the Act 537 Plan Amendment:

- As the Authority's consulting engineer, they were requested to prepare an Act 537 Plan Amendment to complete the sewage facilities planning process for Aleppo Township.
- The area-wide sewer project was completed in 2013, and at that time, the Township, the Authority, and their consulting engineer proceeded with the construction with some understanding that the construction was covered as part of the existing Act 537 Plan that was dated 2002.
- The DEP (Department of Environmental Protection) did not agree with the Township and Authority's interpretation of their Act 537 Plan, so they informed the Township that they needed to update their Act 537 Plan to address the oversight. Subsequent to that request, the Township prepared an Act 537 Plan Amendment in 2013 after the construction had begun and submitted it to the DEP for review.
- The Act 537 Plan Amendment was never fully approved by the DEP, so the DEP asked for a new plan amendment to finalize the incomplete process. As part of the plan amendment, Bankson evaluated two alternatives: 1) continue to operate the system in the manner in which it exists today by utilizing all of the infrastructure that was constructed in 2013 with the new pump stations sending the sewage to Sewickley for treatment and 2) returning the system to the state of operation prior to the implementation of the area-wide project, which was re-creating and using sewage treatment plants at Deer Run and Sewickley Heights Manor. Alternative #1 was recommended.
- Draft plans were submitted to the DEP and the Health Department for their review and feedback and that process was completed in March 2022.

- The next step in the 537 Plan approval process is to have the Plan available for public review and comment for a minimum of 30 days, which started on May 16, 2022 and ends on June 16, 2022. After that point, they will make final revisions to the Plan Amendment in response to any public comments, and then the final draft will be submitted to the DEP for approval, which will bring the Township into regulatory compliance from an Act 537 sewage facilities planning process.

VACANCY ON PLANNING COMMISSION:

Resident Nicholas Khan introduced himself to the Commissioners because he is interested in serving on the Planning Commission. He said he has lived at 167 S McCoy Place Road for just over five years, he has a little bit of real estate professional background such as working for ServiceLink for the past six years starting as a closing coordinator. He said he is used to contacting different municipalities across the country for a variety of reasons such as taxes and maps. Commissioner Darragh asked Mr. Kahn about his educational background. Mr. Kahn said he has a Bachelor of Arts in Organizational Leadership from RMU.

MOTION:

Commissioner Haluka made a motion to accept the determination of the Planning Commission regarding the consistency of the proposed new Zoning Ordinance with the ASO Joint Comprehensive Plan and to authorize the Township Manager to send copies of the draft Zoning Ordinance to Sewickley and Glen Osborne Boroughs. Commissioner Darragh seconded. The motion passed unanimously.

NEW BUSINESS:

QVCOG JOINT GLASS RECYCLING PROGRAM RESOLUTION:

Manager Patterson said the Glass Recycling Resolution is for the minor monthly charge for each municipality based on the census population, which was just under 1,900 for Aleppo Township on the latest census. She said the fee for the Township would be \$40.00 per month. President Jones asked if the COG is tracking volumes. Manager Patterson said they can track volumes and she will ask the COG.

CITIZEN PARTICIPATION:

Resident Bud Smith, who lives at 775 Redgate Road, said he has lived at this address for 22 years and he is a professor of business at Pitt. He said he wanted to tell the Commissioners about an issue. He said there is a construction business operating next to his house and it is in violation of the zoning code. He said they have trucks there constantly, they are servicing the trucks, they are dumping materials, and they are burning trash. He said they advertise the business with their address on their web page. He said the address is 795 Redgate Road, and he believes the property behind is also involved; the address is 785 Redgate Road. He asked the Commissioners if they would have the Township's zoning official make an assessment of both properties and write a report. He would like to have a copy of the report.

President Jones asked Manager Patterson to provide an update on what has happened since the original communication from the Smith's. Manager Patterson said she received a complaint in February and the code official went out and looked at the site and noticed there was some construction-type supplies and equipment on the property. She said the owner of the property was contacted and notified that they cannot operate a construction business on the property. She said there could be a home office; however, using the property as a storage yard or the site for construction materials is not allowed. Manager Patterson said the code

enforcement official went back at the beginning of May and noticed some improvement; however, there were still some supplies on the property. She said at the end of May, she received another report that what remained was a pile of sand and some stacks of bricks, and that the mortar mixer and some of the other equipment had been removed. Manager Patterson said she made a site visit today and she did not see any construction equipment; she saw a recreational fire pit under construction in the yard with a tent over it to shield people while they work in the sun, and there is a mound of something about two feet high and five feet wide under a tarp. She said she is going to ask the code official to go back out either this week or next week depending on his schedule to make another assessment. Resident Bud Smith asked Manager Patterson if the code official filed a report, and Manager Patterson said he does not always file a written report. Resident David Von Kaenel, Jr., who lives at 780 Redgate Road, said there are fires almost every night. Manager Patterson said she spoke to the code enforcement official today about fires and he said that if residents suspect burning that is not a recreational fire pit, the residents should call the police because by the time the code enforcement official would get the report the fire is out, and the debris might not be there.

Resident David Von Kaenel, Jr., who lives at 780 Redgate Road, asked if the Township can upgrade their police service to one eight-hour officer for the Township instead of part-time, ride around, and come when calls come in. He said that Neville Island has a car 24/7. He believes that would help catch speeders and maybe catch some of the tractor trailer trucks that keep going down Redgate Road. He also said he spoke to a state supervisor about some signage to be put in and they said it would need to be watched by the police. He said there is currently a sign that says no trucks; however, trucks still turn left onto Redgate Road. Manager Patterson said that with some of the road closures and ramp closures around the area, more cars and trucks have been routed up Deer Run Road and sometimes they don't realize they can't go down Redgate or Merriman because of restrictions. President Jones said they will discuss his concerns with Chief Hanny at the Legislative Meeting on June 20, 2022.

EXECUTIVE SESSION:

Not requested.

ADJOURNMENT:

The meeting was adjourned by President Jones at 7:31 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary