

Workshop Meeting Activity

November 12, 2018

TITLE

MOTION

SECOND

Approve the Legislative Meeting Minutes of October 15, 2018

Comm. Darragh

Comm. Williams

Approve the Glenfield Road LLC land development with the following conditions and waiver as outlined in the HRG review letter dated November 6, 2018: Applicant must enter into a Developer’s Agreement with the Township covering any work done during the construction period; the developer must sign and record a Stormwater Maintenance Agreement; developer shall provide a copy of a signed agreement with the neighboring property owner allowing the proposed improvements located on the neighboring property; applicant must receive a Highway Occupancy Permit from Allegheny County; and granting the requested waiver regarding flow rate calculations

Comm. Duplaga

Comm. Darragh

Adjournment

TOWNSHIP OF ALEPPO

WORKSHOP MEETING MINUTES

October 8, 2018

CALL TO ORDER:

Vice President George Jones called the meeting to order at 7:00 PM with the Pledge of Allegiance and roll call. Those in attendance were Commissioner Arthur Williams, Commissioner Daniel Darragh, Commissioner Michelle Duplaga, Solicitor Christopher Lovato and Manager Gwen Patterson. President Matthew Doebler and Secretary Kimberly Koskey were not in attendance.

MINUTES:

Commissioner Darragh made a motion to approve the Legislative Meeting Minutes of October 15, 2018. Commissioner Williams seconded. The motions passed unanimously.

OLD BUSINESS:

SOLICITATION ORDINANCE AMENDMENT:

Vice President Jones explained the proposal to amend the Solicitation Ordinance to allow soliciting hours to be extended. Manager Patterson explained the amendment will allow solicitation Monday through Saturday from 9 am to 8 pm. She also explained the hours will now match the communities in the Quaker Valley area. She also stated that Ohio Township Police have a new no-knock list that will be soon communicated to Aleppo Township residents.

STORMWATER ORDINANCE:

Manager Patterson stated that Allegheny County adopted a new Stormwater Ordinance and requires that all municipalities create their own Ordinance to comply with the new County regulations. She explained the Township Ordinance has the County regulations and HRG added design standards to make it easier to understand for new development. This will be on next week's agenda for adoption.

LAND DEVELOPMENT APPLICATION FROM GLENFIELD ROAD LLC (WRESTLING TRAINING FACILITY):

Jason Ritchey gave a presentation explaining the origins of the wrestling club and his plans for the Wrestling Training Facility. Manager Patterson stated the application was recommended by the Planning Commission for approval. She also stated they got a parking variance and a set-back variance from the Zoning Hearing Board. Mr. Ritchey explained the children would be dropped off and picked up and the hours of operation were tentatively 6 pm to 9 pm three to four days per week.

Commissioner Duplaga made a motion to approve the Glenfield Road LLC land development with the following conditions and waiver as outlined in the HRG review letter dated November 6, 2018: Applicant must enter into a Developer's Agreement with the Township covering any work done during the construction period; the developer must sign and record a Stormwater Maintenance Agreement; developer shall provide a copy of a

signed agreement with the neighboring property owner allowing the proposed improvements located on the neighboring property; applicant must receive a Highway Occupancy Permit from Allegheny County; and granting the requested waiver regarding flow rate calculations. Commissioner Darragh seconded. The motion passed unanimously.

INGLESIDE PARK PROPOSALS:

Manager Patterson stated this was on the agenda to get ideas from the Board on whether to develop the property or the next steps to take. Resident Don Black asked if a children's play area could be considered. Resident Art Capuzzi questioned if parking would be provided or if this was a walking park.

SEWICKLEY BOROUGH LOT ON GLEN MITCHELL ROAD:

Commissioner Darragh stated he had a meeting with Sewickley regarding the storage lot on Glen Mitchell Road owned by Sewickley Borough. He also stated a citation was issued to have the lot in compliance. Commissioner Darragh explained Sewickley stated they will apply for a license for storage. A 60-day extension was agreed upon for the appeal. Sewickley stated they have been using the lot for 70+ years for storage. Commissioner Darragh also explained that Sewickley will have to detail what is being stored on the lot when they apply for the license.

PROPOSED RESOLUTION REGARDING LOT 422-G-351:

Manager Patterson explained this is a request from Rick Diemert to have the Township adopt a resolution granting the County the right to sell this parcel and distribute the proceeds from the sale appropriately to the School District, the County and the Township. Solicitor Lovato stated the resolution is on hold because the County has not responded yet because there has not been a decision made to who will pay for the appraisal.

NEW BUSINESS:

REVISED 537 PLAN:

Vice President Jones stated the Township must submit a revised plan and they are waiting for a quote from the Authority engineer.

PURCHASE OF NEW PUBLIC WORKS PICKUP TRUCK:

Tom Jarvie stated the Public Works department is proposing to purchase a pick-up truck with a customized aluminum bed to keep the tools on at all times. Manager Patterson stated it would have to be ordered by the end of November. This will be on the agenda for next week.

ALLOWING OUTSIDE ORGANIZATIONS TO RENT TOWNSHIP BUILDING:

Vice President Jones stated the Township received a request from the Sewickley Heights Manor Homes Association to hold their budget meeting in the Township building. It was agreed that the Manor could informally use the meeting room for their meeting.

SEWICKLEY HEIGHTS MANOR LAND DEVELOPMENT (GARAGE REPLACEMENT):

Manager Patterson explained because the garage is a non-residential structure it has to go through the land development process. It was recommended for approval from the Planning Commission with one condition. The condition is that the two lots upon which the garage will be located must be consolidated prior to final occupancy being granted. The Ordinance states not to approve a plan where a building sits on two parcels. This motion will be on the agenda for next week.

REVISED LANDSCAPE PLAN FROM MASONIC VILLAGE:

Manager Patterson explained a nearby resident requested a modification to Masonic Village's landscape plan. Masonic Village submitted a new plan to the engineer. The Planning Commission recommended the plan for approval. This will be on the agenda for next week.

REDGATE ROAD/LANDSLIDES:

Vice President Jones stated Public Works is working on identifying any landslide risks in the Township. Manager Patterson explained that she has notified PennDot for years and recommended residents call PennDot regarding the condition of Redgate Road. PennDot is currently fixing one area at the bottom of Redgate Road and there are two spots that are significantly sinking that PennDot has sectioned off. She recommended the Board write a letter to PennDot to hopefully get a better response to fix the road.

ACT 172 VOLUNTEER TAX CREDIT PROGRAM:

Manager Patterson explained this program gives the Aleppo Township Volunteer Firefighters and EMT's the opportunity to apply for two credits from the Township if they are a resident of the Township. The first is a credit for their earned income tax paid to Aleppo Township up to \$300.00. The second is a 20% credit for their Aleppo Township real estate taxes. The eligibility requirements are based on the by-laws of the organization that they serve. The Township will receive a certified list and the Board will have to vote to grant the tax credits.

CITIZEN PARTICIPATION:

Resident Bud Smith expressed his concerns regarding the trucks parking across from the Township building on Deer Run Road. He believes these trucks are in violation of the Township code because they are parked in a residential area. He also believes they are breaking the buffer laws and these trucks look terrible. Manager Patterson explained the property owner presented an approval that he received of a re-zoning of that property in the past. Solicitor Lovato explained they are doing research regarding specific issues regarding this property.

ADJOURNMENT:

The meeting was adjourned at 7:59 PM.

Respectfully submitted,

Kimberly A. Koskey
Township Secretary