



Borough of Ben Avon Heights
Tuesday, July 23rd 2024 – Working Meeting

A quorum is in attendance

Present:

Council Members: Berardi, Dawley (arrived at 7:02pm), Lope, Morris, Stiller

Mayor: Dismukes

Secretary: DiNuzzo

Residents:

Call to Order: Mr. Stiller call the meeting to order at 7pm

1. Public Comment: *There was no public present to comment.*

2. Approval of June Meeting Minutes: *The minutes will be tabled and approved at the August meeting.*

3. Zoning Ordinance:

a. Discussion and edits: Council started working through definitions beginning on page 19, Mr. Stiller read over the responses the solicitor sent. The solicitor agrees with the comments made for the definition on family. They also agree with Councils statement on HOC and NIHBB. Under non-conforming structure, they suggest omitting 'heretofore or'. The solicitor also suggested for the definition of Obstruction -- any structure, growth or other tangible object, natural or artificial, mobile or stationary, protruding above the surface of the ground. They also agree the details are left best to the parking section. Council discussed parking, and parking pads. They also suggested for permitted uses "An authorized Use permitted in a particular Zoning District as set forth in Table 4 of this Ordinance. 'Permitted Uses' or their equivalent shall not be deemed to include a 'Conditional Use' or a 'Use by Special Exception. They also suggested On Public Notice, use this "As defined by the Pennsylvania Sunshine Act, 65 Pa.C.S. §§ 701 -- et seq., as amended or superseded." This may also be inconsistent, under "Floor Area" "Gross" or "Net" it references the County SALDO definition. Since these are definitions that are pretty standard and are very unlikely to change, unlike with an open meetings law, it's recommended that Council should transfer the SALDO definitions to the document. They suggested short term rentals stay in the zoning ordinance. They suggested reviewing Scott Townships solution. Discussion took place.

Mr. Lope suggested a diagram to help visualize sight triangles. Council discussed in depth over signs, the different types of signs such as banners while addressing typos. Council also discussed storage units. Council questioned the definition of story, along with building code which were also pointed out by the county. Council will request guidance on this from the solicitor. Council decided to stop at page 25 and will pick up on page 25.

Meeting adjourned at 8:55pm