



Borough of Ben Avon Heights

Tuesday, June 25th, 2024 – Working Meeting

A quorum is in attendance

Present:

Council Members: Berardi, Dawley, Lope, Morris, Stiller

Secretary: DiNuzzo

Residents:

Call to Order: Mr. Stiller started the meeting at 7:00pm

1. **Public Comment:** *There was no public present to comment.*
2. **Approval of May Meeting Minutes:** *A motion was made by Ms. Berardi to approve the May 2024 meeting minutes. Mr. Lope seconds the motion. Motion passed.*
3. **Zoning Ordinance:** *Council started on page 15.*
 - a. **Discussion and edits:** Mr. Stiller noted that the solicitor gave some suggestions on the areas they had questions on previously, Council reviewed those and discussed. Council agreed on the suggestion the solicitor gave, but after some discussion felt they should keep the maximum number of family core members to 3. Council also discussed and decided that they will keep both HOC and NIHBB; they agreed to change HOC to two students, customers or clients and NIHBB they would like a little more guidance on further wording. Council would like more guidance on wording with non-conforming lot, structure and uses as it was brought up in the notes from Allegheny County. Council discussed the definition of obstruction and felt they needed more clarification from the solicitor. Council noted there is no mention of parking space, and felt it was a bit confusing, therefore would like the solicitor's input. Council felt that permitted use is too generic and would like the solicitor to help broaden the definition. Council agreed that public notice should tie into the municipal code as changes could occur. After some discussion Council would like some guidance on short term rentals; they would also like to review ordinance 316 and develop a strategy for these documents to work together. Council ended this session on page 19, before site triangles.

Meeting adjourned at 8:51pm