



**Borough of Ben Avon Heights**

**Tuesday, August 26<sup>th</sup>, 2025– Working Meeting**

A quorum is in attendance

**Present:**

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

Secretary: DiNuzzo

Residents:

**Call to Order:** Mr. Stiller called the meeting to order at 7:00 pm

- 1. Approval of the June Working Session Meeting Minutes:** *A motion was made by Mr. Lope to approve the June working session meeting minutes. Mrs. Berardi seconds the motion. Motion passed.*
- 2. Public Comment:** *There was no public present to comment.*
- 3. Zoning ordinance discussion and edits:** Mr. Stiller and Council reviewed the submitted comments by the county and the planning commission notes. Council started reviewing the planning commission notes first. Council moved on to the county notes. The first note that Council had in-depth discussion on was *“On page 46, we have concern with respect to the administrative review for completeness within 14 days of filing of a conditional use application. It is our recommendation that 3 the clock start upon submission of the conditional use application to avoid a procedural defect and an argument of deemed approval.”* Council requests more information regarding this request, as they could not determine what needed to be changed in terms of the timing and how municipal codes may factor in. *“On page 67, as a follow up, if there are clear square footage and height requirements, types of permitted signs, and other specific standards, it would be helpful in allowing the zoning officer to review these applications.”* Council agreed to address this by amending table 5B (on page 35) in regards to sign heights. The county also recommended that the zoning map be reviewed in conjunction with the Comprehensive Plan and Table of Permitted Uses, which we recommend be expanded. County also suggested *“We recommend that the zoning map be reviewed in conjunction with the Comprehensive Plan and Table of Permitted Uses, which we recommend be expanded.”* Council decided to add the zoning map from the Joint comprehensive plan to the exhibits at the end of the document.

Council would like the solicitor to review the document carefully with the small edits made this past meeting to ensure the document is flawless with formatting, spelling and grammar. The September meeting Council will meet and discuss a date for the public hearing.

Meeting adjourned at 8:58pm