



Borough of Ben Avon Heights

September 23, 2020 – Council Meeting to Review Zoning Ordinance

A quorum is in attendance

Present:

Council Members: Brown, Cuteri, Neunder, Radcliffe, Stiller

Mayor: Dismukes

HRG: Laura Ludwig

Solicitor: Chris Voltz

Secretary: DiNuzzo

Mr. Cuteri began the meeting at 7:00 PM.

Council members went through the zoning ordinance that they have already redlined and began discussing items that should be in more detail or changed or they had questions on.

Lot size and setbacks were discussed. Mr. Radcliffe prefers to keep it at 15%. Mr. Stiller added if you have a deep lot this would not be favorable, if you have a shallow lot, this would work in your favor. Council agreed on 15%. Council moved onto fences. Mr. Dismukes feels the fence height should stay. Mrs. Neunder does not understand why the front is required to have under 4-foot fences, she would like the fence requirements to be universal. Mr. Radcliffe feels what makes it enjoyable to live in our community is not having fences up all over the place and too much fencing degrades the community. Mr. Stiller raised questions on retaining walls built at 4 feet. Mr. Radcliffe feels the draft is more detailed than the old one.

Council moved onto sheds. Mr. Radcliffe read that the current draft had sheds at 10 feet high, 100 square feet. Many felt this was too small. Mr. Dismukes added we do not have an HOA and we should not go there. Council decided to keep what is written. Council moved onto sound/noise. Council agreed there should be a sound ordinance. Discussion took place over sound level and times. Council moved onto Landscape plans. Council questioned why this was in if we don't have any. Ms. Ludwig stated in case Shannopin did anything. Council moved onto residential use lighting. Council discussed putting a general statement along the lines of being courteous to your neighbors.

Council moved onto outdoor storage. Discussion took place. Mr. Cuteri asked what the difference between this and sheds would be. Ms. Ludwig gave an example of storing construction material. Mr. Cuteri stated they did not want that. Council moved onto outdoor fairs. Mr. Cuteri noted this should have been removed. Mr. Stiller asked if garage sales should be approved. Mr. Cuteri asked if they should just be for day light hours. Discussion took place over temporary storage pods. Discussion took place over food trucks. Ms. Ludwig asked if Council wanted any language added on food trucks.

Council moved onto grading. Mr. Brown raised the question that if you graded your yard, it would be considered construction. Mr. Stiller added there could be some sort of additional explanation so small grading projects like a small slope would not fall under this. Mr. Cuteri added it should have something mentioning not diverting water. Council moved onto short term rental. Mr. Stiller asked if that meant no Airbnb's in the Borough. Mr. Dismukes added no one wants that in the community. Mr. Cuteri responded to Mr. Stiller that he was correct.

Council Moved onto farm animals. Mr. Dismukes questioned why this was in here as there is a separate ordinance for this that excluded farm animals in the Borough. Council discussed. Council moved onto parking. Ms. Ludwig noted there was a small section for residential. Council discussed. Mr. Cuteri noted this should refer to our parking ordinance. Mr. Dismukes noted all new development should be required to have off street parking.

Jessica DiNuzzo, Secretary