

WILKINS TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC HEARING, MONDAY, FEBRUARY 14, 2011

The Public Hearing of Monday, February 14, 2011 was brought to order by President Sylvia J. Martinelli at 6:50 PM. A quorum was present as follows:

Mrs. Martinelli	Mr. Szoko
Mr. Padula	Mr. Costa

Ms. Fialla was absent

The purpose of the public hearing was to hear public comments on proposed Ordinance #1012, an ordinance which would amend the zoning ordinance to add the definition of a school building conversion and amend the definition of no-impact home-based businesses; permitting no-impact home-based businesses as a use by right in all residential zoning districts and permitting the use of converted school buildings as a conditional use in all residential districts.

Commissioner Martinelli questioned how much time and money was expended on this ordinance.

Mrs. Bradley explained that the main emphasis of this ordinance was to change the requirement that individuals who operate no-impact home-based businesses in residentially zoned neighborhoods must seek special exception approval from the Zoning Hearing Board. This conflicts with the Pennsylvania Municipalities Planning Code requirement that no-impact home-based businesses be permitted in all residentially zoned neighborhoods as a use by right. The addition of a definition for unused school buildings was ancillary to the proposed amendment. However, after review by Allegheny County, the County recommended changing the name from “unused school building” to “school building conversion” and changing this as a use permitted by right in all residentially zoned districts to a conditional use in all residentially zoned districts.

Commissioner Szoko questioned whether or not this ordinance would impede redevelopment of former school buildings.

Mrs. Bradley stated that there would be a change in how unused school buildings could be reused because instead of permitting these uses by right in all residentially zoned neighborhoods, the new ordinance would require conditional use approval. This means that applicants seeking to reuse a former school building would be required to meet the conditional use terms of the existing zoning ordinance in addition to the new conditional use requirements of the amendment. There would be a hearing before the Planning Commission for conditional use approval and the Planning Commission would make a recommendation to the Board of Commissioners with regard to whether or not the applicant has met the requirements of the conditional use.

(35-11) MOVED PADULA-COSTA to adjourn. The meeting was adjourned at 6:55 PM. The motion was adopted by a 4 to 0 vote.

Respectfully submitted,

Rebecca Bradley  
Secretary