

WILKINS TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC HEARING MONDAY, NOVEMBER 10, 2014

The Public Hearing of Monday, November 10, 2014 was brought to order at 6:15 PM by President Sylvia J. Martinelli. A quorum was present as follows:

Mrs. Martinelli                      Ms. Criner  
Mr. Boyd      Mr. Costa      Mr. Wells

The purpose of the public hearing is to hear public comments on proposed ordinances 1045, 1046 and 1047 which amend the Codified Book of Ordinances Chapters 124, Property Maintenance, Chapter 148, Subdivision and Land Development and Chapter 173, Zoning to add requirements for mobile home parks and mobile homes. The Code previously provided requirements for mobile home parks and mobile homes in the section of the code that provided for Planned Residential Developments (PRD). The Board of Commissioners, acting on a recommendation from the Planning Commission, eliminated this section of the Code without preserving the requirements for mobile homes and mobile home parks. The requirements contained in these three ordinances have been reviewed and were recommended by the Planning Commission. In addition, Kay Pierce of the Allegheny County Planning Department has reviewed and provided comment on the amendments.

Ordinance 1045 amends the Property Maintenance chapter (124) of the Code specifically to add requirements for annual inspection and licensing of mobile home parks and requirements for the application for and receipt of occupancy permits for each mobile home within the park at the time of a change in ownership or occupancy.

Ordinance 1046 amends the Subdivision and Land Development chapter (148) of the Code to add requirements for developing land in the township for a mobile home park.

Ordinance 1047 amends the Zoning chapter (173) of the Code to add requirements for the location of mobile homes (R-1 through R-4 by conditional use) and mobile home parks (R-4) by conditional use; and other zoning issues such as setbacks and parking requirements.

Public Comments:

There were no public comments.

Commissioners' Comments:

Commissioner Criner questioned whether an occupancy permit would be required for each individual mobile home or just for the mobile home park and whether the amendment to Chapter 148 required the institution of interior or exterior sidewalks. Mrs. Bradley stated that each individual mobile home would be required to have an occupancy permit similar to every other residential dwelling in the Township. Sidewalks would be required in accordance with Chapter 148 at the exterior of the property, where the property abuts public roadways. Sidewalks would not be required within the park itself.

Commissioner Martinelli questioned whether a mobile home park could locate at the former Eastmont school property. Mrs. Bradley stated that the former Eastmont school property is zoned R-2. Mobile Home Parks are permitted by conditional use in districts zoned R-4. Therefore, a mobile home park could not locate on the site. However, a mobile home could be located on the site. Mobile homes are permitted in all residential zoning districts by conditional use because they are considered single family dwellings.

The meeting adjourned at 6:26 PM.

Respectfully submitted,

Rebecca Bradley  
Secretary