

**TOWNSHIP OF O’HARA PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 20, 2017**

The Planning Commission met on March 20, 2017 in the Township Municipal Building, 325 Fox Chapel Road, at 7:30 p.m. for its regular meeting. The meeting was brought to order and preceded as outlined on the agenda.

Present: Edward Crates, Chair; Joseph Zgurzynski, Vice Chair; Charles Bleil, At-Large; Joseph Kelly, At-Large; Richard Citrin, At-Large

Absent: John J. Claus, Secretary; Bruce Gay, At-Large

Staff: Charles W. Steinert, Jr., P.E., Township Engineer; Cathy Bubas, Recording Secretary

SUMMARY OF AGENDA ITEMS:

I. CALL TO ORDER

II. APPROVAL OF EXCUSED ABSENCES

III. NEW BUSINESS

A. 7 & 11 Maurer Lane – Application for Minor Subdivision

IV. APPROVAL OF MINUTES

A. February 13, 2017

V. UPDATE ON PRIOR ACTIONS

A. Application for Minor Subdivision – Grove Street Plan of Lots, Addition No. 1

Council tabled action at the February 14, 2017 meeting since a representative was not in attendance to answer questions. Mr. Pitell granted Council an extension to April 11, 2017 to take action on the subdivision plan at the March 14, 2017 meeting

VI. OTHER BUSINESS

VII. ADJOURNMENT

I. Call to Order

Chairman Crates called the meeting to order at 7:31 p.m.

II. Approval of Excused Absences

Vice Chair Zgurzynski motioned to approve the excused absences, which Mr. Bleil seconded and carried unanimously.

III. New Business

A. 7 & 11 Maurer Lane – Application for Minor Subdivision

Chairman Crates noted the bank owned property has clear title. Mr. Bleil commented that the bank wants to own the property and not obtain an easement. Vice Chair Zgurzynski suggested simplifying the lot line by straightening it to the road, noting the lot is narrow. He also stated the subdivision ordinance mandates not creating irregular lots.

Mr. Kelly noted a representative was not in attendance to explain. Vice Chair Zgurzynski noted a letter from the adjacent property owner should have been submitted. Mr. Citrin referenced the memo from Martone Engineering, which indicates there is an agreement.

Mr. Kelly motioned to table action on the subject application, which Mr. Citrin seconded and carried unanimously.

IV. Approval of Minutes

A. February 13, 2017

Mr. Kelly motioned to approve the subject minutes as presented, which Vice Chair Zgurzynski seconded and carried unanimously.

V. Update on Prior Actions

A. Application for Minor Subdivision – Grove Street Plan of Lots, Addition No. 1

Council tabled action at the February 14, 2017 meeting since a representative was not in attendance to answer questions. Mr. Pitell granted Council an extension to April 11, 2017 to take action on the subdivision plan at the March 14, 2017 meeting.

Mr. Steinert, Jr., P.E. recalled at the March 14, 2017 Council meeting Mr. Pitell granted Council an extension to April 11, 2017 to take action on the subdivision plan, as a duplex was intended to be constructed on two of the lots, which requires Conditional Use approval. Mr. Pitell submitted an application for Conditional Use approval and subsequently withdrew the application. Mr. Pitell has decided to build two single-family homes on the two lots.

VI. Other Business

Mr. Steinert, Jr., P.E. informed Planning Commission about a possible drive-through restaurant in the location where Rita's Italian Ice is currently, in Fox Chapel Plaza. Mr. Citrin noted that Rita's Italian Ice was open and very busy today. He suggested the former Sunoco gas station parcel as a better location for a drive-through restaurant. Mr. Steinert, Jr., P.E. indicated two retail units are possible uses for the Sunoco parcel. He noted parking and traffic issues.

Chairman Crates noted Zoup opened in the Fox Chapel Plaza and the sign complies with the zoning ordinance.

Chairman Crates inquired about the Fresh Market planned for Fox Chapel Plaza and the proposed outside seating. Mr. Steinert, Jr., P.E. stated the Zoning Hearing Board denied the variance request for outside seating due to handicap accessibility concerns.

Mr. Steinert, Jr., P.E. advised Planning Commission of a possible future invitation to the April Council meeting for the Riverfront 47 presentation.

VII. Adjournment

Mr. Bleil motioned to adjourn the meeting, which Vice Chair Zgurzynski seconded and carried unanimously. The meeting adjourned at 7:50 p.m.

Edward M. Crates, Chair

Attachment(s): Sign-In Sheet(s)
Engineering Review(s)