

**TOWNSHIP OF O'HARA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JULY 17, 2017**

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The Planning Commission met on July 17, 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; Bruce Gay, At-Large  
Charles Bleil, At-Large; Joseph Kelly, At-Large

Absent: John J. Claus, Secretary; Richard Citrin, 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. 900 Gamma Drive – Application for Conditional Use
- B. JVS Property, 583 Epsilon Drive – Application for Minor Subdivision
- C. JVS Property – 583 Epsilon Drive – Application for Minor Land Development

IV. APPROVAL OF MINUTES

- A. April 17, 2017

V. UPDATE ON PRIOR ACTIONS

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

Approved by Council at the May 9, 2017 meeting as recommended by Planning Commission.

VI. OTHER BUSINESS

VII. ADJOURNMENT

I. Call to Order

Chairman Crates called the meeting to order at 7:30 p.m.

II. Approval of Excused Absences

Mr. Citrin was unable to attend the meeting as he was on holiday and Mr. Claus was ill and unable to attend the meeting.

III. New Business

A. 900 Gamma Drive – Application for Conditional Use

Mr. Richard Jaynes, Architect, was in attendance to represent the applicant.

Chairman Crates noting meeting procedures.

Mr. Steinert, Jr., P.E. read the Engineering Report which is attached to and made a permanent part of these minutes.

Mr. Jaynes noted the property was formerly the Max and Erma's Restaurant. The existing building will be renovated to accommodate a bakery and restaurant. Initially breakfast and lunch will be served and later, possibly early dinners. The parking lot will be milled and repaved and the sidewalks and curb replaced. It is proposed to relocate the dumpster to the rear of the building. New windows, an awning and outdoor seating are proposed in an area facing Route 28. Mr. Jaynes noted outdoor seating would require a variance and a hearing has been scheduled before the Township Zoning Hearing Board. He also noted seating capacity for the Max & Erma's Restaurant was 209, and the new bakery/restaurant will have seating for 136 people indoors and 40 outside.

Mr. Steinert, Jr., P.E. stated he would forward any Planning Commission recommendation to the Zoning Hearing Board.

Mr. Zgurzynski stated he is friends with Kelly DiNatale, an owner, through the Boy Scouts. Chairman Crates did not see a conflict of interest for voting on the application.

Mr. William Kratsa, co-owner, was also in the audience.

A motion by Mr. Bleil was seconded by Mr. Gay, recommending approval as submitted subject to Zoning Hearing Board approval of a variance for outdoor seating. The motion carried unanimously.

B. JVS Property, 583 Epsilon Drive – Application for Minor Subdivision

Chairman Crates acknowledged Dan Martone, of Martone Engineering and Surveying, in the audience to represent the applicant.

Mr. Steinert, Jr., P.E. read the Engineering Report which is attached to and made a permanent part of these minutes.

Mr. Martone recalled the history of the property, noting the property was subdivided in 2009. Though variances were granted a second building was not constructed. The current business is expanding and intends to construct an addition to the building. In order to meet setback requirements, it is proposed to move the rear lot line.

Chairman Crates inquired about the Erosion and Sedimentation Control Plan. Mr. Steinert, Jr., P.E. stated it is part of the minor land development application. Chairman Crates stated, “You guys can handle that in-house though, you won’t have to worry about submitting it for approval.” Mr. Steinert, Jr., P.E. concurred, since it will be under one acre.

Motion by Vice Chair Zgurzynski to recommend Council approval of the plan was seconded by Mr. Gay and carried unanimously.

#### C. JVS Property – 583 Epsilon Drive – Application for Minor Land Development

Mr. Steinert, Jr., P.E. read the Engineering Report which is attached to and made a permanent part of these minutes. It was noted the Erosion and Sedimentation Control Plan, Stormwater Management Plan and detailed Landscaping Plan had not been submitted for review.

Mr. Martone stated the site for the addition and parking is very flat, and he could resubmit to show the erosion socks. The Landscaping Plan shows landscaping in a few areas, but he was not sure of the level of screening required. As for stormwater management, Mr. Martone indicated he could put something together. He noted the only increase in impervious area is the location of the addition and 13 parking stalls. There is an existing stormwater management system in place for the existing building, which he preferred not to disturb. He also stated there is no basement, but would do some borings.

Mr. Martone stated the contours of the property actually create the screening in addition to woods between the residential area. Chairman Crates confirmed that parking lot lighting was not being added.

Mr. Steinert, Jr., P.E. noted the following conditions for approval:

1. A grading permit will be required.
2. An Erosion and Sedimentation Control Plan shall be submitted for review and approval.
3. A Stormwater Management Plan shall be submitted for review and approval.
4. A detailed Landscaping Plan shall be submitted for review and approval.

Vice Chair Zgurzynski noted a concern of building on the upper lot. Mr. Martone did not foresee any construction on the upper lot due to the woods and the 100-foot setback requirement.

Motion by Vice Chair Zgurzynski to recommend approval subject to the four conditions noted above, was seconded by Mr. Kelly and carried unanimously.



IV. Approval of Minutes

A. April 17, 2017

Mr. Gay noted a correction on page 3 of the minutes. Motion by Mr. Bleil to approve the subject minutes as corrected was seconded by Mr. Gay and carried unanimously.

V. Update on Prior Actions

Chairman Crates noted updates on prior actions.

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

Approved by Council at the May 9, 2017 meeting as recommended by Planning Commission.

VI. Other Business

Vice Chair Zgurzynski distributed bottles of honey to Planning Commission and staff. Each of his children have a bee hive and won blue ribbons in the Harrisburg State Farm Show this year and the farm won Best in Show in the honey class two years in a row.

Discussion continued about the bee farm and bees in general.

VII. Adjournment

Motion by Mr. Bleil to adjourn the meeting was seconded by Mr. Kelly and carried unanimously. The meeting adjourned at 8:20 p.m.

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Bruce Gay, Assistant Secretary

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