

**TOWNSHIP OF O'HARA PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 16, 2018**

The Planning Commission met on April 16, 2018 in the Township Municipal Building, 325 Fox Chapel Road, at 7:00 p.m. for its regular meeting. The meeting was brought to order and preceded as outlined on the agenda.

Present: Edward Crates, Chair; Bruce Gay, At-Large; Charles Bleil, At-Large; Joseph Kelly, At-Large; Richard Citrin, At-Large; Giovanni Scolieri

Absent: Joseph Zgurzynski, Vice Chair

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. Fox Chapel Yacht Club, 1366 Old Freeport Road – Application for Conditional Use

IV. UPDATE ON PRIOR ACTIONS

A. Li Lan An – Application for Minor Subdivision

Council approved at the February 13, 2018 Regular Meeting as recommended by Planning Commission.

B. Shawn T. Flaherty/Chapel Harbor – Application for Minor Subdivision

Council approved at the February 13, 2018 Regular Meeting as recommended by Planning Commission.

C. Freeport Retail – Application for Minor Land Development

Council approved at the March 13, 2018 Regular Meeting as recommended by Planning Commission.

D. Fox Chapel Area School District / New Kerr Elementary School – Application for Final Land Development

Council approved at the February 13, 2018 Regular Meeting as recommended by Planning Commission.

- E. The Catholic Cemeteries Association – Application for Conditional Use Approval for a Permanent Mausoleum at St. Mary’s Cemetery

Council granted at the March 13, 2018 Regular Meeting as recommended by Planning Commission.

- F. The Catholic Cemeteries Association – Application for Minor Land Development Approval at St. Mary’s Cemetery

Council granted at the March 13, 2018 Regular Meeting as recommended by Planning Commission.

V. APPROVAL OF MEETING MINUTES

- A. February 12, 2018

VI. OTHER BUSINESS

- A. Updating the Long Range Comprehensive Plan

VII. ADJOURNMENT

II. CALL TO ORDER

Chairman Crates called the meeting to order at 7:00 p.m. He also welcomed newly appointed Planning Commission Member, Giovanni Scolieri.

II. APPROVAL OF EXCUSED ABSENCES

Vice Chair Zgurzynski arrived at 7:25 p.m., explaining that he had forgotten the meeting time was changed to 7:00 p.m. for 2018. The consensus of the Planning Commission was to excuse Vice Chair Zgurzynski.

III. NEW BUSINESS

Chairman Crates noted meeting procedures and requested anyone with comments to come to the microphone and state his or her name and address.

A. Fox Chapel Yacht Club, 1366 Old Freeport Road – Application for Conditional Use

Township Engineer Chuck Steinert, Jr., P.E. read the Engineering and Zoning reports which are attached to and made a permanent part of these minutes.

Mr. Irving Firman, of Tucker Arensberg Attorneys was in attendance to represent the applicant, David Maxwell, owner of Frie-Max Management, LLC. Mr. Firman noted other prior approved uses for the site. He explained one room within the marina would be used for antique cars and sales. The additional proposed use is the result of declining boat sales. The cars would be completely indoor; viewed by appointment only; and the facility would be open one hour per week. The use does not increase parking requirements, or change the existing site plan.

Mr. Kelly asked if the cars are currently stored in the building, which Mr. Firman affirmed. Mr. Kelly recommended as a condition of approval that no outdoor, visible signage be allowed. Mr. Firman explained per State law, the name and dealership has to be listed so people know who they are dealing with. Mr. Maxwell added that the cars are very expensive and he would not want any signs, which is the reason for appointments only.

Mr. Steinert, Jr., P.E. expressed concern of parking cars outside in the parking lot. Mr. Maxwell indicated cars would only be outside if he was having a car cruise. Mr. Maxwell stated the cars are pristine and most sales are through the internet.

Mr. Citrin questioned if any big, transport trucks would be delivering any vehicles, which Mr. Maxwell explained if a vehicle is coming from California, it could come on a transport truck, but it would not be a multi-vehicle transport truck.

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

1. No vehicles would be parked in the outside parking lot.
2. No advertising signage is to be displayed.

The consensus of the Planning Commission was requirements of Section 72-13.103, items A through J of the Zoning Ordinance were met.

Motion by Mr. Citrin to recommend that Council approve the plan subject to the above-stated conditions, was seconded by Mr. Kelly and carried unanimously.

IV. UPDATE ON PRIOR ACTIONS

Chairman Creates noted the following actions by Council:

A. Li Lan An – Application for Minor Subdivision

Council approved at the February 13, 2018 Regular Meeting as recommended by Planning Commission.

B. Shawn T. Flaherty/Chapel Harbor – Application for Minor Subdivision

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V. APPROVAL OF MEETING MINUTES

A. February 12, 2018

Motion by Mr. Kelly to approve the subject minutes as presented was seconded by Mr. Citrin and carried unanimously.

VI. OTHER BUSINESS

A. Updating the Long Range Comprehensive Plan

Mr. Steinert, Jr., P.E. indicated he would be coordinating a meeting with a group of individuals to review the Long Range Comprehensive Plan.

Mr. Steinert, Jr., P.E. indicated at this time he had not received any applications for Planning Commission to review in May.

VII. ADJOURNMENT

Motion by Mr. Gay to adjourn the meeting was seconded by Mr. Bleil and carried unanimously. The meeting adjourned at 7:21 p.m.

Vice Chair Zgurzynski arrived at 7:25 p.m.

Bruce Gay, Secretary

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