

**TOWNSHIP OF O’HARA PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 16, 2018**

The Planning Commission met on July 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; Joseph Zgurzynski, Vice Chair; Bruce Gay, Secretary; Charles Bleil, Assistant Secretary; Joseph Kelly, At-Large; Richard Citrin, At-Large; Giovanni Scolieri, At-Large

Staff: Charles W. Steinert, Jr., P.E., Township Engineer; Julie A. Jakubec, CPA, CGMA, Township Manager; Cathy Bubas, Recording Secretary

SUMMARY OF AGENDA ITEMS:

I. CALL TO ORDER

II. APPROVAL OF EXCUSED ABSENCES

III. NEW BUSINESS

- A. Andrea Gambotto – Application for Minor Subdivision (Lot Consolidation)
- B. Continued Review of Proposed Restated Zoning Ordinance

IV. APPROVAL OF MEETING MINUTES

- A. June 18, 2018

V. OTHER BUSINESS

- A. Updating the Long Range Comprehensive Plan

VI. ADJOURNMENT

I. CALL TO ORDER

Chairman Crates called the meeting to order at 7:00 p.m.

II. APPROVAL OF EXCUSED ABSENCES

All Planning Commission Members were in attendance.

III. NEW BUSINESS

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

III. NEW BUSINESS

A. Andrea Gambotto – Application for Minor Subdivision (Lot Consolidation)

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

Manager Jakubec noted the proposed R-4 zoning district ordinance was previously forwarded to Council for review and was introduced at the July 10, 2018 regular meeting. She referenced the lot size requirements for the proposed R-4 zoning district, and believed Dr. Gambotto's Plan meets the proposed R-4 zoning requirements.

Dr. Gambotto explained the reasons for consolidating the lots are to get access from Saxonburg Boulevard, which will allow for his children to continue attending Fairview Elementary School. Access from Country Club Lane would require the children to change schools. Dr. Gambotto also indicated plans of taking down a garage and building a barn.

Chairman Crates questioned who has authority to change addresses. Mr. Steinert, Jr., P.E. stated the Township changed the address to Saxonburg Boulevard but Allegheny County Emergency Services changed it back to Country Club Lane because there is no direct access from Saxonburg Boulevard.

Motion by Mr. Citrin to recommend Council approval of the Plan was seconded by Mr. Gay and carried unanimously.

Manager Jakubec informed Dr. Gambotto that Council would most likely review the Plan in September.

Chairman Crates suggested reviewing the minutes for approval prior to reviewing the proposed zoning ordinance.

IV. APPROVAL OF MEETING MINUTES

A. June 18, 2018

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

V. OTHER BUSINESS

A. Updating the Long Range Comprehensive Plan

Manager Jakubec recommended once the Zoning Ordinance review is complete, to move forward with updating the Long Range Comprehensive Plan.

III. NEW BUSINESS CONTINUED

B. Continued Review of Proposed Restated Zoning Ordinance

The Manager recalled review of the zoning ordinance continues with the Commercial Zoning District. The main changes are medical marijuana dispensary and geothermal facilities have been added, and bed and breakfast were added as a conditional use.

Changes to the Suburban Manufacturing District include allowing a medical marijuana growth facility, geothermal facility as an accessory structure, and bed and breakfast as a conditional use.

Vice Chair Zgurzynski inquired about the appropriate zoning for C.O.R.E. (Center for Organ Rehabilitation and Education). Manager Jakubec indicated C.O.R.E. is considered a laboratory.

Chairman Crates asked if the Township receives a lot of applications for solar installation. The Manager indicated some residential applications have been received. Chairman Crates noted the fire departments need to be aware of who has solar energy facilities. Manager Jakubec noted part of the ordinance requires so much non-generating panels and fire department notification.

The Manager stated another condition added to the SM zoning district requires residential properties abutting the SM district within 150 feet are to be notified of proposed development in the SM district. Mr. Citrin questioned if the residents should be notified via certified mail. Manager Jakubec explained that certified mail is expensive, and if residents are not home when delivered may not go to the post office to pick up.

Vice Chair Zgurzynski questioned the proposed R-4 zoning district in relation to the Gambotto Plan. Manager Jakubec stated the Gambotto Plan will not be a PRD (Planned Residential Development); it will be Lot Averaging. Based on the local residents' concerns, there will be no town homes, duplex, or triplex development.

It was noted if a tree dies it must be replaced for Lot Averaging development.

Properties that could qualify as Riverfront Green Overlay districts include the R-47 proposed development, property owned by Mr. Berarducci along River Road, and The Docks. The Manager

recalled a water treatment plan has been proposed by Peoples Gas for the R-47 property. Peoples Gas would like to partner with PWSA (Pittsburgh Water and Sewer Authority). Peoples Gas cannot build on that property now because their water treatment plant is not a public utility. In addition, the Township would require an agreement because the property would not be taxable.

The Manager recalled efforts to get Council to agree to seasonal permits for trailers, recreational vehicles, and commercial vehicles, between Memorial Day and Labor Day. Council would not agree. As such, no commercial or recreational vehicles or trailers are permitted in residential districts. Manager Jakubec noted she had suggested logos on work vehicles could not cover more than 10% of the vehicle; trailers cannot be on streets, but could be parked in rear yards and must be registered and have current inspection; recreational vehicles could be parked behind the house and must have current registration and inspection; trailers, recreational vehicles and commercial vehicles cannot block sight distance; size of recreational vehicle limited to 25 feet long and cannot have anyone living in it. She noted a lady that owns a pop-up tent trailer and parks it near her side garage; so the trailer is not parked in the back yard. Mr. Scolieri indicated seasonal permit is logical, but not for retired people that travel. Mr. Citrin thought the proposal to be a good compromise.

Manager Jakubec stated swimming pool water must be de-chlorinated before discharging the water.

The Manager noted minor changes to the Agriculture section. Mr. Scolieri indicated Norway Maples tend to be invasive. Other invasive plants were noted. Mr. Citrin noted the plants listed are 'recommended' and questioned if someone wanted to plant something not on the list. The Manager noted the ordinance could say 'must plant from the list'; or if someone deviates from the list the planting plan must be presented to Planning Commission for approval. Vice Chair Zgurzynski stated native trees would be more favorable. Manager Jakubec indicated she would work on appropriate wording. Mr. Kelly suggested talking with a person who teaches pruning and is a Master Gardener with Phipps Conservatory. He would provide contact information.

The Manager noted clarification of timber harvest and the 40% slope is defined.

Manager Jakubec referenced a section pertaining to motels, hotels and bed and breakfasts. She stated the Township does have Airbnb, and they are treated as a rental unit, requiring inspection and issuance of a permit. Sections were also added for short-term rentals and model farms; clarification of parking/loading, common driveway and private road. Chairman Crates questioned why driveways are not required to be paved. Manager Jakubec explained the Solicitor said it could not be enforced. Chairman Crates stated gravel clogs storm drains. Mr. Steinert, Jr., P.E. stated residents could be cited, and Manager Jakubec added that the gravel has to be contained.

The Manager noted temporary sign permits are issued for the RIDC food truck. If a permit has not been issued for a sign, staff removes the sign. Chairman Crates inquired about regulations pertaining to political signs, noting they are to be removed so many days after the election. Manager Jakubec stated staff would not remove any political sign.

The Manager noted Mr. Scolieri and Mr. Kelly would provide contact information to assist in a list of trees for planting.

Mr. Citrin thanked Mr. Bleil and Vice Chair Zgurzynski for working on the zoning ordinance updates.

Manager Jakubec indicated if no applications are submitted, Planning Commission would take off August and meet in September.

VI. ADJOURNMENT

Motion by Mr. Kelly to adjourn the meeting was seconded by Mr. Bleil and carried unanimously. The meeting adjourned at 8:04 p.m.

Bruce Gay, Secretary

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