

**TOWNSHIP OF O'HARA PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 15, 2019**

The Planning Commission met on April 15, 2019 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 proceeded as outlined on the agenda.

Present: Edward Crates, Chair; Joseph Zgurzynski, Vice Chair; Charles Bleil, Assistant Secretary; Giovanni Scolieri, At-Large; Joseph Kelly, At-Large;

Absent: Bruce Gay, 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. Review of Proposed Amendment to the Township Zoning Ordinance Regarding Alternate Energy Facilities – Solar Shingles

V. APPROVAL OF MINUTES

- A. March 18, 2019

VI. UPDATE ON PRIOR ACTIONS

- A. Application for Minor Subdivision Approval – Frauenholz Plan of Lots

Approved by Council April 9, 2019 as recommended by Planning Commission.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

I. CALL TO ORDER

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

II. APPROVAL OF EXCUSED ABSENCES

Mr. Gay and Mr. Citrin had notified staff that they were unable to attend the meeting due to business commitments.

The consensus of the Planning Commission was to accept the absences as excused.

III. NEW BUSINESS

A. Review of Proposed Amendment to the Township Zoning Ordinance Regarding Alternate Energy Facilities – Solar Shingles

Mr. Steinert, Jr., P.E. indicated a minor modification to the existing ordinance due to new technology. The original ordinance was not clear and too restrictive. A three-foot border was required around all edges of the roof because of metal in the solar shingles, and to protect fire fighters that might touch a solar shingle with a ladder and cause an electrical shortage. The new Tesla solar shingles do not have metal.

Chairman Crates questioned if the fire departments are informed of residential homes that have solar shingles or panels, which Mr. Steinert, Jr., P.E. confirmed. Mr. Steinert, Jr., P.E. also referenced a video demonstrating how fire fighters deal with solar shingles. The video is available to view on youtube.com. The solar shingles will pop off. They are also slippery and the fire fighters do not go on the roof, but rather vent out the sides of the structure.

Mr. Steinert, Jr., P.E. explained each branch of solar shingles is 16 volts. If broken and disrupted, the power shuts off.

Chairman Crates recommended a clause in the permit application stating, “The Township shall be held harmless...” because if the fire department will not go on the roof, the resident may try to sue the Township and/or fire department(s).

Mr. Steinert, Jr., P.E. stated Council would consider the proposed ordinance next month.

Motion by Vice-Chair Zgurzynski to recommend to Council that the ordinance be adopted was seconded by Mr. Kelly and carried unanimously.

V. APPROVAL OF MINUTES

A. March 18, 2019

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

VI. UPDATE ON PRIOR ACTIONS

The following action was noted:

- A. Application for Minor Subdivision Approval – Frauenholz Plan of Lots

Approved by Council April 9, 2019 as recommended by Planning Commission.

VII. OTHER BUSINESS

Mr. Steinert, Jr., P.E. indicated he had not yet received any applications for Planning Commission's review in May.

VIII. ADJOURNMENT

Motion by Mr. Bleil to adjourn the meeting was seconded by Mr. Kelly and carried unanimously. The meeting adjourned at 7:10 p.m.

Charles Bleil, Assistant Secretary

Attachment(s): Sign-In Sheet