

TOWNSHIP OF O'HARA PLANNING COMMISSION
REGULAR MEETING MINUTES
October 24, 2022

The Planning Commission met on October 24, 2022 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, Secretary; Giovanni Scolieri, At-Large; Joseph Kelly, At-Large

Absent: Richard Citrin, Assistant Secretary

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

SUMMARY OF AGENDA ITEMS:

I. CALL TO ORDER

II. APPROVAL OF EXCUSED ABSENCES

III. OLD BUSINESS

- A. Continued Review of Proposed Zoning Ordinance Amendment to Allow Domesticated Chickens in Certain Residential Zones

IV. APPROVAL OF MINUTES

- A. September 19, 2022

V. UPDATE ON PRIOR ACTIONS

- A. Proposed Amendment to the Township Zoning Ordinance – Regulating the Keeping of Chickens in Residential Zones

Planning Commission reviewed the proposed Zoning Ordinance. Staff was to clarify certain sections of the proposed ordinance with the Township Solicitor.

VI. OTHER BUSINESS

VII. ADJOURNMENT

I. CALL TO ORDER

Chairman Crates called the meeting to order at 7:04 p.m.

II. APPROVAL OF EXCUSED ABSENCES

Mr. Citrin subsequently notified staff that he was out of town on business.

III. OLD BUSINESS

A. Continued Review of Proposed Zoning Ordinance Amendment to Allow Domesticated Chickens in Certain Residential Zones

Due to a duplicating error on the part of the secretary, a complete copy of the proposed ordinance was not available for review. The secretary was unable to attend the meeting. The Manager assured the Commission that the changes previously discussed had been made.

Mr. Dan Meinert, Crawford Lane, commented that the Township's attorney does not want anything changed. Manager Jakubec explained the regulations the Solicitor recommended not changing, were not changed.

Vice Chair Zgurzynski recalled the main sticking point is the best management practices are established by the Zoning Officer and Township Manager. Mr. Kelly stated it points to individuals who may not be here in the future. Vice Chair Zgurzynski asked if that is how the Solicitor wanted it. Manager Jakubec clarified the verbiage on the agencies, yes; the Solicitor wanted the agencies listed.

Mr. Meinert referenced the application requirements for permits. Manager Jakubec indicated she understood his concerns, noting all the changes Planning Commission wanted made were made.

Vice Chair Zgurzynski suggested discussing the attachments; Mr. Kelly preferred to review the ordinance and attachments at the same time.

It was noted the permit guidelines follow best practices.

Vice Chair Zgurzynski noted certain attachments might be too detailed for this purpose. Manager Jakubec verified that 'Poultry Diseases: Where to Get Help' was appropriate to include.

Mr. Meinert referenced the application requirements, including a licensed survey of your property with the exact location for the chicken coop, or it can be drawn on a survey. Manager Jakubec stated the Township would follow shed guidelines. Vice Chair Zgurzynski questioned if it has to be licensed survey, or if a drawing of some sort would comply with the requirement. Chairman Crates and Manager Jakubec indicated any survey would comply. The Manager noted if the chicken coop is under a certain number of square feet, or if it is similar to a "Fischer Price" type of shed, it could be drawn. Mr. Kelly noted it would be a drawing based on a survey. Vice Chair Zgurzynski was comfortable with people drawing the location on a survey. Chairman Crates noted some people have used Google Earth as a survey and sketched locations on that.

Mr. Meinert stated the verbiage needs to change. Manager Jakubec stated further discussion about the permit application would occur when the full, correct ordinance is provided.

Chairman Crates indicated the survey should be consistent, either used the one you have or have a licensed survey. Mr. Bleil noted that is not what the ordinance says. Manager Jakubec stated it will depend on the size of the chicken coop. She would make sure the verbiage flows through once she has the proper ordinance.

Vice Chair Zgurzynski asked if the Manager had reviewed the compost management plan he had provided. Manager Jakubec indicated she was acceptable to what he recommended.

Motion by Vice Chair Zgurzynski to table review of the proposed ordinance until a complete, correct ordinance is provided, was seconded by Mr. Bleil and carried unanimously.

Manager Jakubec acknowledged AP Government students in attendance and explained the purpose of the Planning Commission and what they do. Mr. Bleil noted tonight the Commission would have talked about chickens. Vice Chair Zgurzynski stated tonight's issue was an ordinance that would allow chickens in the Township, but they did not receive the full ordinance.

IV. APPROVAL OF MINUTES

A. September 19, 2022

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

V. UPDATE ON PRIOR ACTIONS

Chairman Crates noted the following updates on prior actions.

A. Proposed Amendment to the Township Zoning Ordinance – Regulating the Keeping of Chickens in Residential Zones

Planning Commission reviewed the proposed Zoning Ordinance. Staff was to clarify certain sections of the proposed ordinance with the Township Solicitor.

VI. OTHER BUSINESS

The Manager noted the attachment would be removed from the proposed ordinance.

Vice Chair Zgurzynski commented that temporary stop signs were placed on Fox Chapel Road at intersections. Manager Jakubec explained a tree fell down on Delafield Road and took out the power. The power was recently restored, as the Township's generator is no longer running.

For the record, the Manager asked the names of the students in attendance. They were Augustina and Lidia.

VII. ADJOURNMENT

Motion by Mr. Bleil to adjourn the meeting was seconded by Vice Chair Zgurzynski and carried unanimously. The meeting adjourned at 7:20 p.m.

Charles Bleil, Secretary