

**TOWNSHIP OF O'HARA
COUNCIL WORKSHOP
JANUARY 3, 2024
(Immediately Following Organizational Meeting)
AGENDA**

I. Opening Procedures

- A. Call to Order
- B. Roll Call

II. Review and Discussion

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

Attached are drawings for the subject application. A lot line revision is proposed between parcel 356-M-130 and parcel 357-J-30. The revised lots will meet the minimum requirement for lot area in the R-4 Special Moderate Density Residential Zoning District. The Township Planning Commission reviewed the Plan at its December 18, 2023 meeting and has recommended to Council that approval be granted.

III. Citizen Comments Concerning Non-Agenda Items

II. Review and Discussion Continued

- B. Requesting Authorization to Enter into an Agreement for Temporary Salt Storage

A business in RIDC, Aerotech, 610 Epsilon Drive, has offered the Township temporary salt storage space. Staff is suggesting entering an agreement with Aerotech for the storage space.

- C. Council Goals/Objectives/Priorities for 2024

Council may wish to discuss potential goals, objectives, and priorities for 2024.

- D. Appointing Delegates to Various Boards and Agencies

Council typically appoints Council Members to various Township-related Boards and Commissions each January. If acceptable, the appointments will be included on the January 9th regular meeting agenda for consideration. The current list of appointees is as follows:

1. North Hills Council of Governments Board of Delegates

George Stewart, Delegate
Michael Hammill, Alternate

2. Municipal Risk Management Board of Delegates

George Stewart, Delegate
John Denny, Jr. - Alternate

3. Fire Funding & Safety Committee

Cassandra Eccles, Council Representative
Michael Hammill, Council Representative
Dempsey D. Bruce, III, Citizen Representative

4. Northern Basin Advisory Board

Richard Hughes - Council Representative

5. Community Center Association Board

Cassandra Eccles, Council Representative

6. RIDC Business Alliance

George Stewart - Council Representative
Olivia Payne - Co-Council Representative

E. Solicitor's December 8, 2023 Invoice

The subject invoice was provided to Council for review and approval.

F. Proposed January 9, 2023 Regular Meeting Agenda

The proposed agenda was provided to Council for review and approval.

IV. Concerns of Council

V. Concerns of Staff

VI. Adjournment

VII. Executive Session – Labor and Legal Matters

BILL NO. _____

RESOLUTION NO. _____

**TOWNSHIP OF O'HARA
ALLEGHENY COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE TOWNSHIP OF O'HARA GRANTING MINOR
SUBDIVISION APPROVAL TO THE STRAUSSER – TALUKDAR PLAN
OF LOTS**

WHEREAS, the Township of O'Hara Planning Commission ("Planning Commission") on December 18, 2023 concluded its review of Strausser - Talukdar Minor Subdivision Plan ("the Plan") and recommends to the Township of O'Hara Council that Minor Subdivision Approval be granted to the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of O'Hara hereby grants final approval to the Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED that Final Approval of said Minor Subdivision Application does not authorize site development, the construction of buildings or structures, or the sale of lots unless and until the Plan has been recorded with the Allegheny County Recorder or Deeds as provided in the Township of O'Hara Subdivision and Land Development Ordinance; and the applicant has been issued grading, building, and/or other required permits or approvals.

RESOLVED by Council vote of ___ to ___ on this _____ day of _____, 2024.

TOWNSHIP OF O'HARA

ATTEST:

Julie A. Jakubec, CPA, CGMA
Township Manager

President of Council

Adopted _____

BILL NO. _____

RESOLUTION NO. _____

**TOWNSHIP OF O'HARA
ALLEGHENY COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE TOWNSHIP OF O'HARA, ALLEGHENY
COUNTY, PENNSYLVANIA, AUTHORIZING THE THE EXECUTION OF
AN AGREEMENT WITH AEROTECH FOR TEMPORARY SALT
STORAGE**

WHEREAS, the Township of O'Hara has an over-abundance of sodium chloride (road salt); and

WHEREAS, Aerotech, located at 610 Epsilon Drive, Pittsburgh, PA 15238 has offered storage space to the Township of O'Hara to store excess sodium chloride.

NOW, THEREFORE, BE IT RESOLVED that the Township Manager is authorized to execute an agreement with Aerotech subject to review and approval by the Township Solicitor, for the temporary storage of excess sodium chloride.

RESOLVED by Council vote of ___ to ___ on _____, 2024.

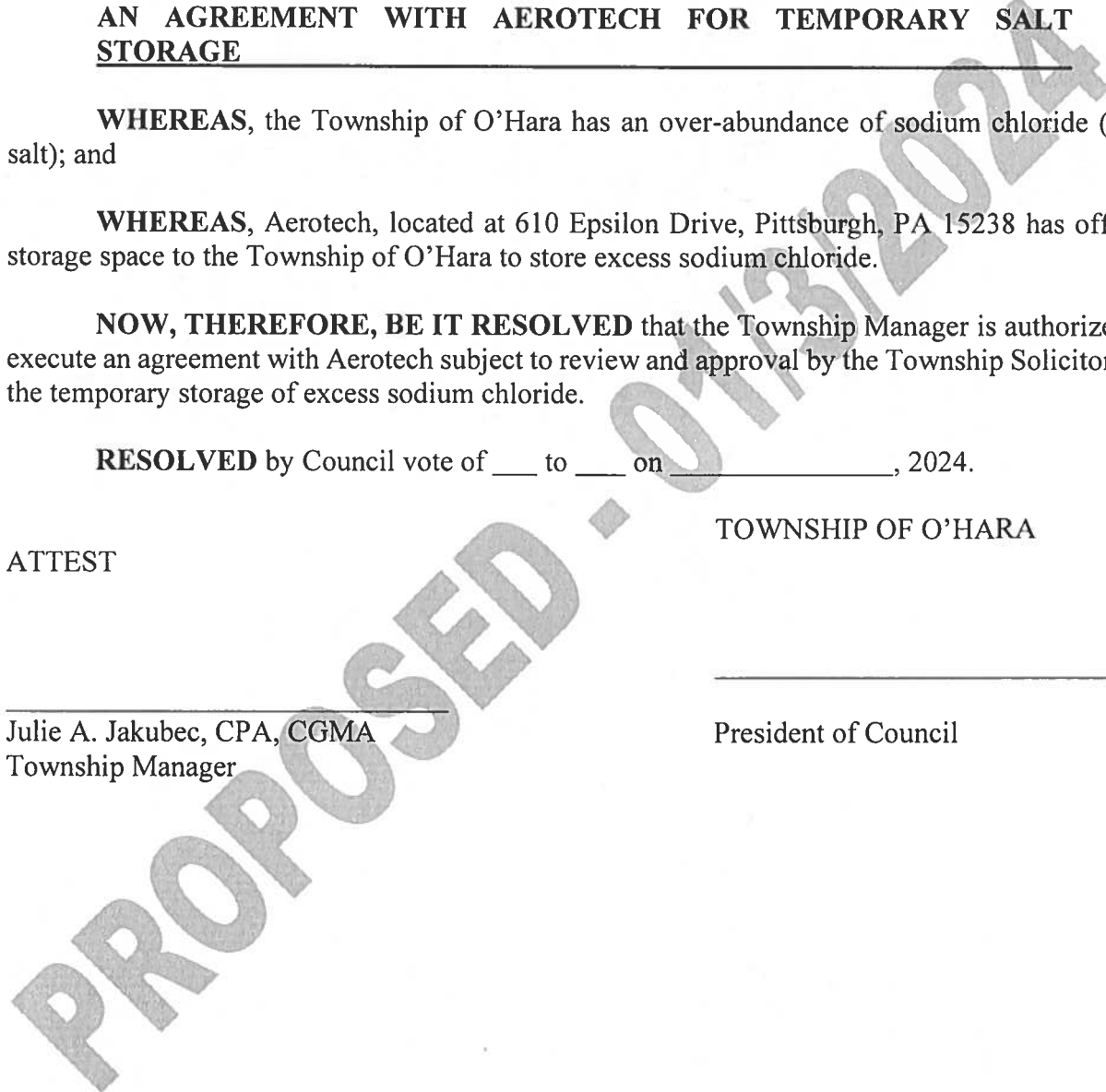
ATTEST

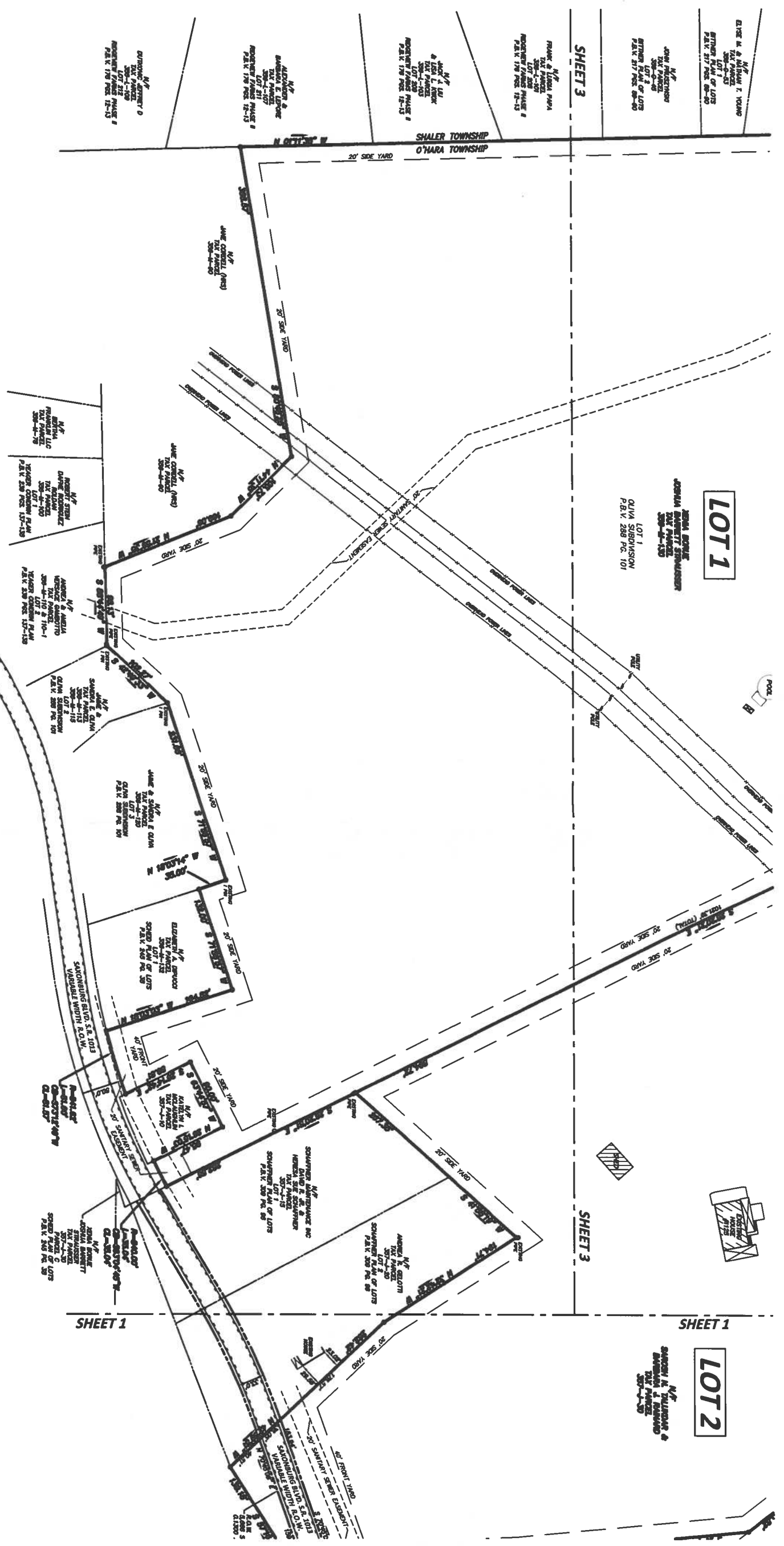
TOWNSHIP OF O'HARA

Julie A. Jakubec, CPA, CGMA
Township Manager

President of Council

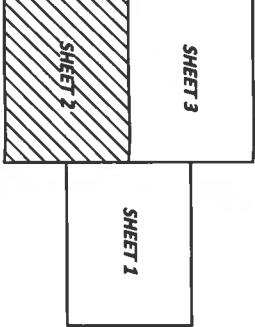
Approved _____





LOT 1
 JOSHUA BORUE
 JOSHUA BARRETT STRAUSSER
 TAX PARCELS
 356-M-130
 357-J-30
 OLIVIA SUBINSON
 P.B.V. 288 P.C. 101

LOT 2
 SHARON M. TULLOCH &
 BARBARA J. BARROW
 TAX PARCELS
 357-L-30



AREA CHART - EXISTING PROPERTY

THE PARCELS 356-M-130	1,004,897 Sq.Ft. 28,189 Acres
TAX PARCELS 357-L-30	653,423 Sq.Ft. 18,044 Acres
TOTAL AREA 1,298,321 Sq.Ft. OR 41,178 Acres	

AREA CHART - PROPOSED PROPERTY

LOT 1 - 1,138,187 Sq.Ft. OR 32,189 Acres	
LOT 2 - 604,198 Sq. Ft. 17,548 Acres	
ROAD AREA - 556,036 Sq.Ft. 16,064 Acres	
TOTAL AREA 2,301,421 Sq.Ft. OR 66,801 Acres	

ZONING R-4 - SPECIAL MODERATE DENSITY RESIDENTIAL DISTRICT

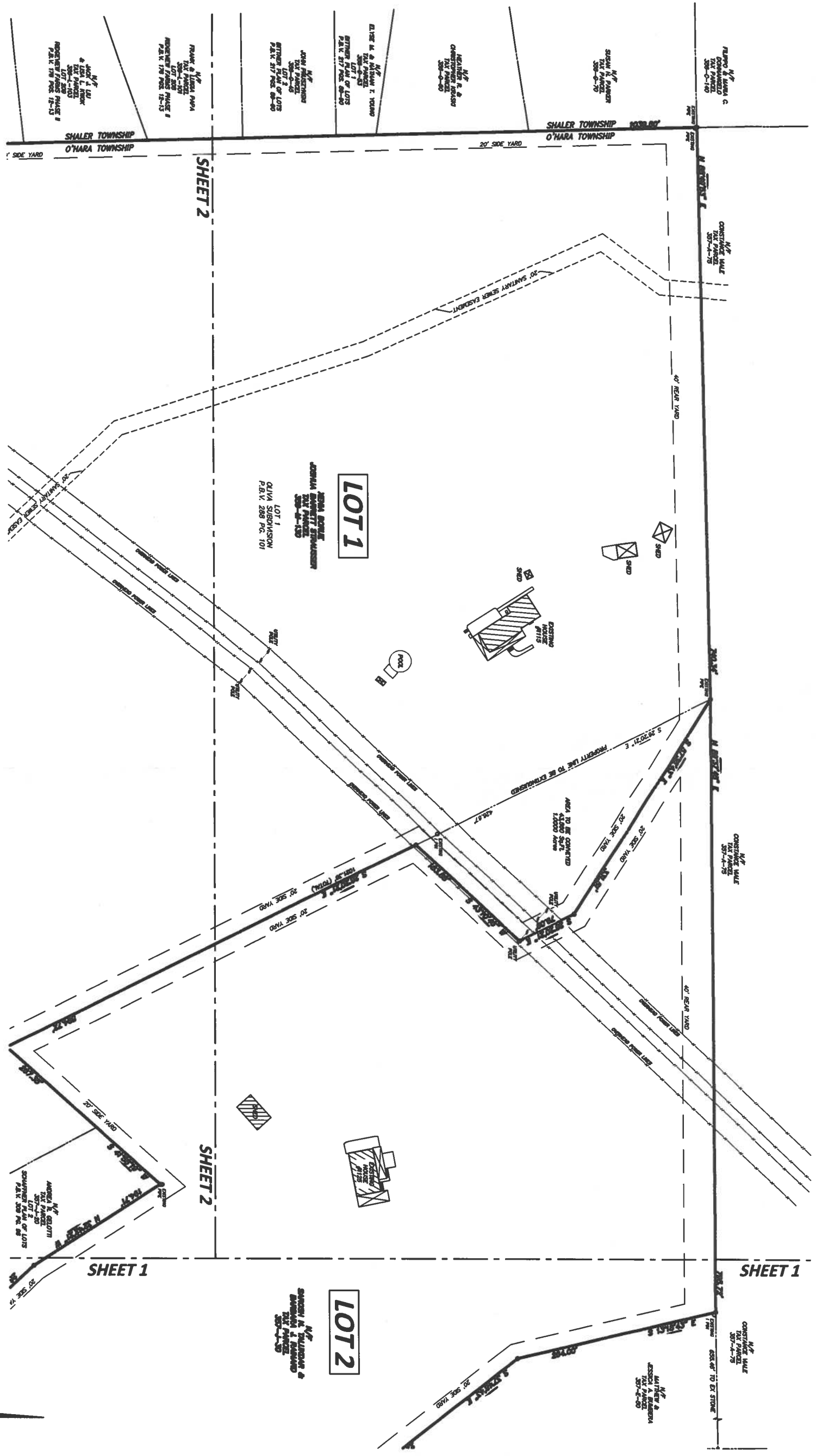
A. MINIMUM LOT AREA	12,000 Sq. Ft.
B. MINIMUM FRONT YARD SETBACK	40 FT.
C. MINIMUM SIDE YARD SETBACK	40 FT.
D. MINIMUM REAR YARD SETBACK	40 FT.
E. MAXIMUM HEIGHT OF STRUCTURE	35 FT.
F. MAXIMUM NUMBER OF STRUCTURES	3
G. MAXIMUM GROUND COVERING	30%
H. MAXIMUM LOT COVERAGE	30%
I. MINIMUM FRONT SETBACK	40 FT.
J. MINIMUM SIDE SETBACK	40 FT.
K. MINIMUM REAR SETBACK	40 FT.
L. MINIMUM FRONT SETBACK	40 FT.
M. MINIMUM SIDE SETBACK	40 FT.
N. MINIMUM REAR SETBACK	40 FT.
O. MINIMUM FRONT SETBACK	40 FT.
P. MINIMUM SIDE SETBACK	40 FT.
Q. MINIMUM REAR SETBACK	40 FT.

NOTES

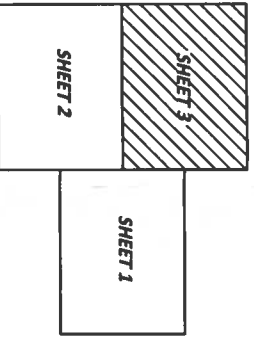
- THIS PLAN IS A LOT LINE REVISION OF TAX PARCELS TAX PARCELS.
- ALL LOTS ON THIS PLAN HAVE BEEN REVISIONED AND COMPANIONED HAVE BEEN REVISIONED.
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PROJECT TITLE LOT LINE REVISION PLAN 1115 AND 1125 SAXENBURG BLVD TAX PARCELS 356-M-130 AND 357-J-30	CLIENT NAME & ADDRESS: XENIA BORUE JOSHUA BARRETT STRAUSSER 1115 SAXENBURG BLVD GLENSHAW, PA 15116	DATE ISSUED: 09-25-2022	PROJECT STATUS: REVIEWED																
		REVISIONS: <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DESCRIPTION	DATE													
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DRAWN BY: JERRY MEI	CHECKED BY: JERRY MEI	DATE: 11-20-23	SHEET: 2 OF 3																



PROPERTY OWNERS
 1. JENIA BORJE, JOSHUA BARRETT STRAUSSER
 1115 SAXONBURG BLVD GLENSHAW PA 15116
 2. SANDY N. ZULLIGER & BARBARA J. RAYMOND
 1125 SAXONBURG BLVD GLENSHAW PA 15116



AREA CHART - EXISTING PROPERTY

TAX PARCEL 356-M-130	1,048,837 SQ.FT. 24,1285 Acres
TAX PARCEL 357-J-30	655,432 SQ.FT. 15,0444 Acres
TOTAL AREA 1,704,269 SQ.FT. OR 41,1749 Acres	

AREA CHART - PROPOSED PROPERTY

LOT 1 - 1,128,197 SQ.FT. OR 25,1285 Acres
LOT 2 - 576,072 SQ. FT. 13,0163 Acres
TOTAL AREA 1,704,269 SQ.FT. OR 41,1749 Acres

- NOTES**
- THIS PLAN IS A LOT LINE REVISION OF TAX PARCELS TAX PARCEL 356-M-130 AND TAX PARCEL 357-J-30
 - ALL DEED OR PLAN REVISIONS AND CORRECTIONS HAVE BEEN NOTIFIED AND CONVERTED TO NORTH AMERICAN DATUM OF 1983 PER PENN. STATE PLANS COMPARATIVE STUDY 2018 2019.
- ZONING R-4 - SPECIAL MODERATE DENSITY RESIDENTIAL DISTRICT**
- A. MINIMUM LOT AREA - 30,000 SQ. FT.
 - B. MINIMUM LOT WIDTH - 120 FT.
 - C. MINIMUM FRONT YARD SETBACK - 40 FT.
 - D. MINIMUM REAR YARD SETBACK - 40 FT.
 - E. MINIMUM SIDE YARD SETBACK - 40 FT.
 - F. MAXIMUM BUILDING COVERAGE - 30%
 - G. MAXIMUM BUILDING HEIGHT - 30 FT.
 - H. NEWLY ADDED ACCESSORY STRUCTURES SHALL BE LOCATED NO CLOSER THAN 10 FEET TO THE REAR PROPERTY LINE.
 - I. CONCRETE USES SHALL BE PERMITTED WHEN SITUATED ON LOTS IN CONFORMANCE WITH THE MINIMUM AREA, DIMENSIONS AND SETBACKS ESTABLISHED FOR PERMITTED USES.



<p>PROJECT TITLE LOT LINE REVISION PLAN 1115 AND 1125 SAXONBURG BLVD TAX PARCELS 356-M-130 AND 357-J-30</p> <p>PROJECT LOCATION O'HARA TOWNSHIP ALLEGHENY COUNTY, PA</p> <p>CLIENT NAME & ADDRESS XENIA BORJE JOSHUA BARRETT STRAUSSER 1115 SAXONBURG BLVD GLENSHAW PA 15116</p>	<p>DATE ISSUED 09-25-2022</p> <p>REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE													<p>PROJECT STATUS</p> <p>ENGINEERING LAND SURVEYORS 1ST VESTIGED 1903 1115 SAXONBURG BLVD GLENSHAW, PA 15116 PHONE: (412) 783-9660 FAX: (412) 783-9281</p> <p>REGISTERED OFFICE</p> <p>STATE OF PENNSYLVANIA PROFESSIONAL ENGINEERS & SURVEYORS JERRY NDI V.00000000 EXPIRES 12/31/2025 P.A. 07291628-5899</p>	
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