

**TOWNSHIP OF O'HARA PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 16, 2023**

The Planning Commission met on January 16, 2023 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; Richard Citrin, Assistant Secretary; Giovanni Scolieri, At-Large; Joseph Kelly*, At-Large

Staff: Charles W. Steinert, Jr., P.E., Township Engineer; Julie A. Jakubec, CPA, CGMA, Township Manager; Chris Komora, Special Projects Coordinator/Code Enforcement; Cathy Bubas, Manager's Secretary

(*) denotes late arrival.

SUMMARY OF AGENDA ITEMS:

I. CALL TO ORDER

II. APPROVAL OF EXCUSED ABSENCES

III. ELECTION OF OFFICERS

- A. Chairperson (2022 – Edward Crates)
- B. Vice-Chairperson (2022 – Joseph Zgurzynski)
- C. Secretary (2022 – Charles Bleil)
- D. Assistant Secretary (2022 – Richard Citrin)

IV. NEW BUSINESS

- A. Update by the Long Range Comprehensive Planning Committee

V. APPROVAL OF MINUTES

- A. November 21, 2022

VI. UPDATE ON PRIOR ACTIONS

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

Planning Commission recommended moving the proposed ordinance to Council for review and adoption.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

I. CALL TO ORDER

Chairman Crates called the meeting to order at 7:05 p.m.

II. APPROVAL OF EXCUSED ABSENCES

Mr. Kelly had notified Manager Jakubec that he would arrive a little late.

III. ELECTION OF OFFICERS

- A. Chairperson (2022 – Edward Crates)
- B. Vice-Chairperson (2022 – Joseph Zgurzynski)
- C. Secretary (2022 – Charles Bleil)
- D. Assistant Secretary (2022 – Richard Citrin)

Motion by Mr. Scolieri to retain the same officers was seconded by Mr. Zgurzynski and carried unanimously.

IV. NEW BUSINESS

- A. Update by the Long Range Comprehensive Planning Committee

Chairman Crates recalled prior Chair, Judy Spray, had been instrumental in all the Long Range Comprehensive Plans in the past and she is surely missed.

Ms. Jenni Easton and Mr. Jim Pashek, of Pashek + MTR, consultants for the Long Range Comprehensive Plan were in attendance to update Planning Commission Members on the progress of the Plan.

Ms. Easton noted they are building the plan to be implementable and used as a workbook each year during budget planning. She stated Phase I is substantially completed. Phase I involved obtaining a wide range of public engagement through the website, PlanForOurFuture.com, sending postcards, social media and events such as Movies in The Park and a car cruise at the community center. They met with the committee after receiving a ton of information. Solutions for key issues requires additional research.

*Mr. Kelly arrived at 7:13 p.m.

Ms. Easton stated Phase II involves interviewing key persons and developing strategies for implementing the Plan. A dedicated group analyzed the surveys and read every comment. The survey questions were broken down for each community and the results posted on the website. A list of major themes and issues was created. An implementable plan cannot have 15 key issues. Based on the survey, in no particular order, the following key issues were identified:

- Active Transportation - Walking, Biking.
- Greenways and Stormwater - Strengthen the ordinance, funding for conserving space.
- Development and Redevelopment - RIDC intervention; the remaining riverfront.
- Traffic - Complete known road issues and approaches.
- Community Events - reinforce sense of belonging and inclusion.

Ms. Easton indicated community events would be planned to discuss key issues and she would continue working with the committee. She would return to Planning Commission, Council and the public with the proposed plan to be reviewed over 45 days, followed by adoption by both communities.

Vice Chair Zgurzynski noted the joint plan is different from prior plans in that it is implementable instead of recommendations. Mr. Scolieri noted the joint plan combines the communities.

Mr. Citrin questioned what the plan means. Ms. Easton noted people enjoy being out and doing things. Mr. Bleil stated people really like living in O'Hara Township.

Mr. Citrin noted location opportunities to build business. Vice Chair Zgurzynski recalled the overlay map to transition residential areas to commercial. Manager Jakubec noted the potential for zoning changes in the Margery Drive area and RIDC covenants need to be updated. The Township is refreshing street signage and Alpha Drive will be paved, and other things that will make RIDC more modern and attractive.

V. APPROVAL OF MINUTES

A. November 21, 2022

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

VI. UPDATE ON PRIOR ACTIONS

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

Planning Commission recommended moving the proposed ordinance to Council for review and adoption.


Manager Jakubec noted Council is working through some changes. Vice Chair Zgurzynski recalled a lot of pro-chicken people attended the meeting. The Manager also noted a few people are against allowing chickens. The concern is bad chicken owners. The Township needs to have some regulations to address potential issues, but not too many regulations.

VII. OTHER BUSINESS

Mr. Steinert, Jr., P.E. indicated he had nothing for Planning Commission to review in February at this time.

VIII. ADJOURNMENT

Motion by Mr. Citrin to adjourn the meeting was seconded by Mr. Bleil and carried unanimously. The meeting adjourned at 7:40 p.m.


Charles Bleil, Secretary