

**TOWNSHIP OF O'HARA PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 18, 2023**

The Planning Commission met on December 18, 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; Jerry Nist, At-Large

Absent: Joseph Kelly, At-Large

Staff: Scott Chermak, Code Enforcement Officer; Julie A. Jakubec, CPA, CGMA, Township Manager; Cathy Bubas, Manager's Secretary

(*) denotes late arrival.

SUMMARY OF AGENDA ITEMS:

I. CALL TO ORDER

II. APPROVAL OF EXCUSED ABSENCES

III. NEW BUSINESS

A. Minor Subdivision Approval – Meinert Estates

B. Minor Subdivision Approval – Strausser Lot Line Revision

IV. APPROVAL OF MINUTES

A. November 20, 2023

V. UPDATE ON PRIOR ACTIONS

A. Review of Marimar Landing Comparable Departure Concerning a Set-Back

Council granted approval as recommended by Planning Commission.

B. Conceptual Review – Meinert Property

No action required.

C. Discussion of Proposed Zoning Changes for RIDC Park

The proposed ordinance was introduced by Council at its December 12, 2023 regular meeting. The proposed ordinance will be forwarded to Allegheny County Economic Development for review and comments.

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VI. OTHER BUSINESS

VII. ADJOURNMENT

I. CALL TO ORDER

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

II. APPROVAL OF EXCUSED ABSENCES

Mr. Kelly had informed staff that he was unable to attend due to health-related issues.

The consensus of the Planning Commission was to excuse Mr. Kelly from attending the meeting.

III. NEW BUSINESS

Chairman Crates noting meeting procedures.

A. Minor Subdivision Approval – Meinert Estates

Mr. Chermak read the Engineer Report which is attached to and made a permanent part of these minutes. He noted an application was submitted to the Zoning Hearing Board to request a variance.

Mr. Steven Victor noted Denis and Ken Meinert are Executors of the Estate located along Dorseyville Road. He noted the property plateau along the road and then drops 50 to 60 feet. Mr. Victor noted lots 1 through 5 are in the R-2 zoning district and Lot 6 is in the R-4 zoning district. Access to the rear lots, Lots 5 and 6, will be provided by an existing 50' private right-of-way. An additional 15' will be added to the right of way to accommodate any future public road. An existing gravel gravel roadway is within the 50' private right-of-way.

Vice Chair Zgurzynski inquired of the buildable area of lot 6, which Mr. Victor indicated, noting the colors that represented slope grades.

Vice Chair Zgurzynski stated a maintenance agreement will be needed for the common driveway that accesses lots 5 and 6. He questioned if Alan Meinert was affected by the right-of-way. Mr. Victor stated Alan is responsible for maintaining the 50' right-of-way. Ken and Denis Meinert are drafting a new agreement to identify who is responsible for what. Alan will be a co-signer to the agreement. Denis noted the agreement would be recorded.

Mr. Citrin questioned if the farm would be developed. Mr. Victor indicated Alan has stated when he retires, he will sell his property to developers. At that time, the road would become public. Denis clarified that Alan does not intend to develop the property and it would be left to the children. Vice Chair Zgurzynski stated the road would need to be built to Township standards for the Township to accept dedication.

It was noted that each house would have its own rock sump to address stormwater.

Chairman Crates noted the one condition of approval is the Maintenance Agreement for the common driveway is to include the portion of Alan Meinert's property.

Motion by Vice Chair Zgurzynski to recommend to Council that approval be granted subject to one condition was seconded by Mr. Citrin and carried unanimously.

B. Minor Subdivision Approval – Strausser Lot Line Revision

Mr. Chermak read the Engineer Report which is attached to and made a permanent part of these minutes. A lot line revision is proposed between lots 356-M-130 and 357-J-30. Minimum lot area requirements are met with the lot line revision.

Matt Schmidt explained one acre would be swapped to accommodate a garden.

Vice Chair Zgurzynski noted the lot line revision makes the lot more odd-shaped. Chairman Crates noted the shape pertains to flag lots.

Motion by Vice Chair Zgurzynski to recommend to Council that approval be granted was seconded by Mr. Bleil and carried unanimously.

IV. APPROVAL OF MINUTES

A. November 20, 2023

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. Review of Marimar Landing Comparable Departure Concerning a Set-Back

Council granted approval as recommended by Planning Commission.

B. Conceptual Review – Meinert Property

No action required.

C. Discussion of Proposed Zoning Changes for RIDC Park

The proposed ordinance was introduced by Council at its December 12, 2023 regular meeting. The proposed ordinance will be forwarded to Allegheny County Economic Development for review and comments.

A convenience store/restaurant/gas station has been proposed for the Periwinkles site. A convenience store/restaurant/gas station requires conditional use approval. The intent is to use the existing building and add fuel pumps. RIDC wants to limit the number of fuel pumps.

VI. OTHER BUSINESS

No other business was discussed.

VII. ADJOURNMENT

Motion by Mr. Bleil to adjourn the meeting was seconded by Mr. Citrin and carried unanimously. The meeting adjourned at 7:25 p.m.


Charles Bleil, Secretary



Township of O'Hara

325 Fox Chapel Road • Pittsburgh, PA 15238 • Telephone: 412-782-1400 • Fax: 412-782-4530

To: Planning Commission

From: Charles Steinert, Jr., P.E. Township Engineer C.S.

Date: December 15, 2023

RE: Meinert Estates Plan of Lots
Application for Minor (Preliminary/Final) Subdivision Approval
Engineering Review

I have completed the engineering review of the above referenced plan. My comments are as follows:

General

It has been proposed by the Estate of John and Alice Meinert, owner of parcel 286-B-95 located along Dorseyville Road, Pittsburgh, PA 15215, to subdivide the parcel.

The existing Parcel 286-B-95 consists of 11.8 acres zoned R-2 (Suburban Residential District) and R-4 (Special Moderate Density Residential District). The subdivision will create six (6) smaller parcels that are 0.7719 acres, 0.6434 acres, 0.6634 acres, 1.3693 acres, 2.5910 acres, and 5.6378 acres.

A private 40-foot right-of-way is provided at the western side of the properties. This R.O.W. provides access to lot 5, lot 6 and parcels 286-B-98 and 357-R-75.

A Zoning Variance will be required for Lots 5 and 6 as they do not abut a public street.

Recommendation

Minimum allowable lot area for a property zoned R-2 is 20,000 square feet and R-4 is 30,000. The five (5) lots in the R-2 meet the minimum requirement for lot area in an area zoned R-2. The one (1) lots in the R-4 meet the minimum requirement for lot area in an area zoned R-4. All necessary information is located on the drawings.

A maintenance agreement shall be recorded with each deed for lots 5 and 6 of the newly created subdivision.



Township of O'Hara

325 Fox Chapel Road • Pittsburgh, PA 15238 • Telephone: 412-782-1400 • Fax: 412-782-4530

To: Planning Commission

From: Charles Steinert, Jr., P.E. Township Engineer C S.

Date: December 15, 2023

RE: Strausser Lot Line Revision
Application for Minor (Preliminary/Final) Subdivision Approval
Engineering Review

I have completed the engineering review of the above referenced plan. My comments are as follows:

General

It has been proposed by Xenia Borue and Joshua Barrett Strausser owners of parcel 356-M-130 and Sarosh N. Talukdar and Barbara J. Rainard owners of parcel 357-J-30. Both parcels are located along Saxonburg Blvd., Pittsburgh, PA 15116. The owners are proposing a lot line revision.

The existing Parcel 356-M-130 consists of 25.1285 acres zoned R-4 (Special Moderate Density Residential District) and the existing Parcel 357-J-30 consists of 15.0464 acres zoned R-4 (Special Moderate Density Residential District).

Parcel 356-M-130 will increase to 26.1285 acres and Parcel 357-J-30 will decrease to 14.0464 acres.

Recommendation

Minimum allowable lot area for a property zoned R-4 is 30,000 square feet. The revised lots meet the minimum requirement for lot area in an area zoned R-4. All necessary information is located on the drawings.

SIGN-IN SHEET

DATE 12-18-2023

TOWNSHIP OF O'HARA

Planning Commission
Meeting

Name

Address or Organization

DENIS MEINONT

357 DORSEYVILLE RD

STEVE VILTOR

VWA

Matthew Schmidt

HTA

KEN MEINERT

335 DORSEYVILLE RD

Joseph Zgurzynski

1246 Saxonburg Blvd.