

TOWNSHIP OF O'HARA
COUNCIL PUBLIC HEARING MINUTES
MARCH 12, 2024

I. CALL TO ORDER

- A. Call to Order by Vice President Hammill at 7:02 p.m.
- B. Pledge of Allegiance led by Vice President Hammill.
- C. Roll Call

Council Members Present: Michael F. Hammill, Vice-President of Council;
Richard S. Hughes, First Ward; George H. Stewart,
Second Ward; Paul L. Cullen, At-Large; Shamus
Petrucelli (*), At-Large

Absent: Cassandra R. Eccles, Council President; Olivia T.
Payne, Fourth Ward

Also Present: Greg Caprara, Treasurer; Julie A. Jakubec, CPA,
CGMA, Township Manager; Dan Garfinkel,
Township Solicitor; Charles W. Steinert, Jr., P.E.,
Township Engineer; Christopher Komora, Special
Projects Coordinator/Code Enforcement Officer;
Dave Kovac, Consulting Engineer, Lennon Smith
Souleret Engineering; Frank Benigni, Police
Sergeant; Cathy Bubas, Manager's Secretary

II. PUBLIC COMMENTS CONCERNING THE PROPOSED ZONING ORDINANCE
AMENDMENTS INCLUDING DEFINITIONS, USES IN THE COMMERCIAL AND
SUBURBAN MANUFACTURING DISTRICTS, AND APPLICABLE
SUPPLEMENTAL REGULATIONS

Manager Jakubec stated the purpose of the public hearing is to receive public comments from residents and others regarding the proposed Zoning Ordinance Amendments. As proposed, the amendments will assist in the revitalization of the RIDC Park. The proposed changes include:

Definitions: Electric Vehicle (EV)
Electric Vehicle Supply Equipment (EVSE)
EV-Capable Space
EV-Ready Space
Post-Secondary Educational Institutions
Sundry Shops

C Commercial District:
Add as an Accessory Use: EV Charging (DC / Fast Charging)

SM Suburban Manufacturing District:

Add as a Principal Use:	Financial Institutions
Add as an Accessory Use:	Sundry Shops
	EV Charging (DC / Fast Charging)
Remove as an Accessory Use:	Bank
Add as a Conditional Use:	Post-Secondary Educational Institutions
	Convenience Store

Supplemental Regulations:

Convenience Store:

No audio emitted from fuel pumps or EV Supply Equipment, except for store communications;

Any proposed use shall have a driveway entrance located within 600' of a highway interchange or parcel that abuts a State Road and has direct access to the State Road for ingress and egress;

Building site shall not abut a residential district.

Primary Building shall be 300' from a residential district or any adjacent municipal border.

EV Charging (DC / Fast Charging)

EV Charging (DC / Fast Charging) uses shall not reduce the number of required parking spaces required by the Principal Use;

Stations shall comply with the setback requirements associated with parking lots;

Any canopy or covers must meet setback requirements for the Principal Structure.

The proposed amended zoning ordinance was forwarded to Allegheny County Economic Development for review and comments, which have been received. The ordinance was introduced during the December 12, 2023 regular meeting.

Manager Jakubec provided additional information for the Girl Scouts that were in attendance.


Treasurer Caprara asked if canopy coverings included regulations for solar panels. The Manager explained that solar panels are covered under the Alternate Energy ordinance.

Mr. Cullen questioned if post-secondary education should have some form of accreditation. Manager Jakubec noted boot camp, and computer program educational entities may or may not offer accreditation and did not know what type of accreditation should be required.

III. ADJOURNMENT

Motion by Mr. Hughes to adjourn the public hearing was seconded by Mr. Stewart and carried unanimously. The Public Hearing adjourned at 7:08 p.m.

Attachment: Attendance Sheet


Cathy Bubas, Manager's Secretary

SIGN-IN SHEET

DATE: 3-12-2024

TOWNSHIP OF O'HARA

Council Public Hearings Regular Meeting
Meeting

Anthony Sinelisi
Name

CEC, Montroeville, PA
Address or Organization

Megan Amster
Name

Girl Scouts of Western PA
Address or Organization

Lisa Sudbury
Name

Address or Organization

Emily Glick
Name

Zoom
Address or Organization

Name

Address or Organization

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