

**O'HARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 21, 2007
7:30 P.M.**

The Planning Commission met on May 21, 2007 in the Township Municipal Building, 325 Fox Chapel Road, at 7:30 p.m. for its regular meeting. The meeting was brought to order and preceded as outlined on the agenda.

Present: Judith Spray, Chairperson; Edward Crates, Vice-Chairperson; W. Cleland Dowler, Jr., Secretary; John J. Claus, Third Ward; Joseph Zgurzynski, At-Large, Joseph Kelly, At-Large

Absent: Ronald L. Flucker, First Ward

Staff: Eric Tissue, P.E., KLH Engineers, Inc.; Cathy Bubas, Recording Secretary

SUMMARY OF AGENDA ITEMS:

I. CALL TO ORDER

II. OLD BUSINESS

- A. O'Hara Capital Partners
Application for Preliminary Land Development Approval
Construction of a Three-Story Office Building

III. NEW BUSINESS

- A. General Dynamics – Application for Conditional Use Approval
- B. W. W. Grainger, Inc. – Application for Minor Land Development
- C. Crowley – DeCoursey – Application for Preliminary Subdivision Approval

IV. APPROVAL OF MINUTES

- A. Approval of March 19, 2007 Minutes

V. OTHER BUSINESS

VI. ADJOURNMENT

I. CALL TO ORDER

Chairman Spray called the meeting to order at 7:35 p.m. and explained meeting procedures.

II. OLD BUSINESS

- A. O'Hara Capital Partners
Application for Preliminary Land Development Approval
Construction of a Three-Story Office Building

Mr. Bob Smith of Hampton Technical Associates was in attendance to represent the applicant.

Mr. Eric Tissue, P.E., of KLH Engineers, Township Consulting Engineer, read Engineering and Zoning Reports which are attached and made a permanent part of these minutes.

Chairperson Spray noted the timing with regard to taking action on the application so not deemed approved. She stated the traffic issue is of utmost concern due to the amount of additional traffic that will be generated. Chairperson Spray referenced the traffic study performed by Wooster and Associates, which recommends a traffic signal for that intersection. She stated O'Hara Township does not have funds budgeted for a traffic signal and recommended the developer address the matter.

Noting the Planning Commission's options of action relative to the application, Chairperson Spray inquired if Mr. Smith was authorized to grant an extension of time for Planning Commission to take action so that concerns could be presented to the developer, and provide the developer an opportunity to respond.

Mr. Smith indicated his client is aware that the intersection is deficient and believed his client's opinion is that it is not his responsibility to upgrade the intersection and would welcome the opportunity to present his case. Since Mr. Smith had authorized the previous extension of time, which established precedent, he agreed on behalf of his client to submit a letter this evening granting another extension of time.

Chairperson Spray explained the application would be included on the June Planning Commission meeting agenda for review and discussion.

Vice Chairperson Crates clarified the Planning Commission is assuming Mr. Smith to be the authorized agent for O'Hara Capitol Partners.

Additional matters of discussion included the stormwater management plan, anticipated date for construction, lack of landscaping, slopes at the entrance drive, and local use of onsite soil.

If Planning Commission were to recommend approval at the June meeting, the conditions of approval would be as follows:

1. A geotechnical analysis shall be performed to determine the slopes and submitted to the Township for review and approval by the Township Engineer.
2. Additional silt fence shall be installed around the topsoil stockpile.
3. The Soil Erosion and Sedimentation Control Plan must be submitted for approval by the Township.

4. The plan is subject to the review and approval by the Allegheny County Conservation District prior to any earth moving activities on the site.
5. Correct deficiencies on drawing with regard to stormwater management
6. The traffic impact analysis must be resolved
7. The height of the light standards must be shown on the drawings, and cannot exceed 25 feet in height.
8. Planning Module exemption is required
9. Submittal of a complete planting plan must be submitted.
10. The retaining wall at the entrance drive must be indicated in detail on the plan.
11. Submission of a complete planting plan for review and approval.

The consensus of the Planning Commission was to request 30 or 45-days extension from the applicant or designated representative.

Motion by Vice Chairperson Crates, seconded by Mr. Zgurzynski, to table the application to June, pending receipt of an extension from the applicant as allowed by law to review the application, carried unanimously.

II. NEW BUSINESS

A. General Dynamics – Application for Conditional Use Approval

Mr. Tissue read Engineering and Zoning Reports which are attached and made a permanent part of these minutes.

Mr. Dave Edmonds, of General Dynamics, representing Cingular, was in attendance to answer questions and explained antennae are being replaced, noting the existing and new antenna dimensions. He also referenced the replacement antennae specifications provided, which are approved by the FCC.

The electromagnetic radiation output was further discussed.

Motion by Mr. Zgurzynski to approve the subject application conditioned upon receipt of a statement from Cingular or General Dynamics indicating the total estimated electromagnetic output and that the total is below the maximum allowed, was seconded by Mr. Kelly, and carried unanimously.

B. W. W. Grainger, Inc. – Application for Minor Land Development

Mr. Bob Mital, of RF Mital and Associates, was in attendance to represent W. W. Grainger, Inc.

Mr. Tissue clarified the application states “Preliminary”, but since this is a minor subdivision, the application is for Final approval. He proceeded to read the engineering and zoning reports that are attached and made a permanent part of these minutes.

Mr. Mital informed the Planning Commission that a mound at the back of the site has good tree cover and does not propose eliminating any of those trees.

Chairperson Spray questioned the acceptability of a condition that the dumpsters be enclosed, which Mr. Mital indicated acceptable.

Mr. Nickolay Ahoec, Project Manager with Grainger, explained the facility is being remodeled, including the show room.

Mr. Zgurzynski verified the purpose of the addition is warehouse space. The expected service life of the stone sump and required maintenance were noted. Mr. Mital indicated the stone sump is considered the best management practice per Pennsylvania's new stormwater management guidelines, as it also allows some of the water to infiltrate into the soil, rather than holding the water and discharging.

Mr. Dowler inquired if a perc test was performed. Mr. Mital answered no, and explained the soils report indicates it is basically clay.

Chairperson Spray reviewed the following conditions of approval:

1. A geotechnical analysis shall be performed to determine appropriate procedures for construction of the building addition.
2. Additional silt fencing shall be installed on the south side and east side of the proposed construction site for the addition to prevent erosion.
3. The rock construction entrance shall be labeled on the final plan.
4. The Soil Erosion and Sedimentation Control Plan shall be approved by the Township.

Motion by Vice Chairperson Crates, second by Mr. Kelly, to approve the application subject to the above stated conditions, carried unanimously.

C. Crowley – DeCoursey – Application for Preliminary Subdivision Approval

Chairperson Spray and Mr. Tissue concurred the application should be Minor, allowing preliminary and final approval simultaneously.

Mr. Tissue read the Engineering Report, and noted there were no zoning comments. The reports are attached and made a permanent part of these minutes.

Vice Chairperson Crates inquired how the property line matter came to light, which Mr. and Mrs. Crowley explained. Since Mr. Crowley and Ms. DeCoursey married, Mr. Crowley no longer desires to be a landlord and has a friend interested in purchasing the property. Mr. Crowley noted the closing of the property is scheduled for the end of June and requested a letter indicating approval of the lot line revision. Mrs. Crowley stated though the person buying the house does not have an issue with the property line, a future owner might.

Motion by Mr. Kelly, seconded by Mr. Zgurzynski, to recommend approval of the minor subdivision application, carried unanimously.

IV. APPROVAL OF MINUTES

A. Approval of April 16, 2007 Minutes

Vice Chairperson Crates inquired of the Solicitor's opinion relative to the need of a variance for the Berman-Wright subdivision application. Mr. Tissue stated the Solicitor has indicated a variance is required. In the event of a future sale of the property, the variance would provide clarification during a deed search. Mr. Tissue also noted the Solicitor did not see a need for additional notations on the drawing.

Mr. Zgurzynski questioned if the Building Code Official had investigated the storage tanks in RIDC Park. Mr. Tissue had informed the Building Code Official, but was not aware if he had investigated the matter.

Motion by Vice Chairperson Crates, seconded by Mr. Zgurzynski to approve the minutes as presented, carried unanimously.

V. OTHER BUSINESS

Chairperson Spray noted an organizational meeting of the Long Range Comprehensive Planning Committee on Thursday, May 24th at 7:30 p.m. in the Township municipal building. By law, the Planning Commission is required to propose any formal comprehensive plan, and suggested any available Planning Commission members attend meetings of the Long Range Comprehensive Planning Committee.

Mr. Tissue noted O'Hara Capitol Partners and possibly one other application would be included on the June Planning Commission meeting agenda for review.

Mr. Tissue informed the Planning Commission he had notified C.O.R.E. of the installation of additional antenna by Clearwire Corporation.

VI. ADJOURNMENT

Motion by Mr. Dowler, seconded by Mr. Kelly, to adjourn the Planning Commission meeting carried unanimously. The meeting adjourned at 8:38 p.m.

W. Cleland Dowler, Jr.
Secretary

Attachments