

**O'HARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 20, 2007
7:30 P.M.**

The Planning Commission met on August 20, 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; Ronald L. Flucker, First Ward; Joseph Kelly, At-Large

Absent: Joseph Zgurzynski, At-Large

Staff: Charles W. Steinert, Jr., P.E., Township Engineer; Cathy Bubas, Recording Secretary

SUMMARY OF AGENDA ITEMS:

I. CALL TO ORDER

II. NEW BUSINESS

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

III. APPROVAL OF MINUTES

- A. July 16, 2007 Meeting Minutes

IV. OTHER BUSINESS

V. ADJOURNMENT

I. CALL TO ORDER

Chairperson Spray called the meeting to order at 7:34 p.m. and explained meeting procedures.

II. NEW BUSINESS

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

Chairperson Spray recalled the preliminary land development application previously reviewed by the Planning Commission and approval was recommended subject to four conditions.

Mr. Steinert, Jr. reviewed the preliminary approval conditions, noting the Erosion and Sedimentation Control Plan has not yet been approved by Allegheny County, the lighting fixture heights were modified on the plan, the landscape plan is acceptable to the Township Engineer, and O'Hara Capitol Partners and O'Hara Township have come to an agreement pertaining to traffic concerns. Mr. Steinert, Jr. stated Mr. Palmer has agreed to a contribution of \$15,000 toward the installation of a traffic signal. The Township shall retain said contribution no longer than a period of five years. In the event the traffic signal is not implemented, the contribution will be returned to Mr. Palmer. Mr. Steinert, Jr. also noted Mr. Palmer intended to broker a meeting with RIDC representatives to discuss financial support for the traffic signal.

Manager Jakubec arrived at 7:39 p.m.

Mr. Dowler noted the sizes of the trees and shrubs were not indicated on the landscape plan. Mr. Palmer stated the plan would be revised to include the sizes of trees and shrubs.

Mr. Flucker inquired of plantings proposed for the back slope. Mr. Palmer explained the parcel consists of 7.5 acres of which 3.5 acres would be disturbed. Anything disturbed would be replanted.

Chairperson Spray noted the following condition of final approval:

1. The Erosion and Sedimentation Control Plan must be approved by Allegheny County Conservation District and NPDES construction permit and any other required permits shall be obtained.

Motion by Vice Chairperson Crates, seconded by Mr. Flucker to recommend final approval of the plan subject to one condition, carried unanimously.

Mr. Dowler suggested planting native plants on the disturbed slope in order to prevent invasive species from growing on the slope. Mr. Palmer stated Hampton Technical Associates prepared the landscape plan and a landscape architect prepared a comprehensive plan. Mr. Dowler stated only seedlings would need to be planted.

III. APPROVAL OF MINUTES

A. Approval of July 16, 2007 Minutes

Chairperson Spray referenced a notation in the subject minutes indicating Ace Bindry would be included on the August agenda.

Manager Jakubec explained Ace Bindry was working with Sharpsburg Borough relative to the water supply.

Chairperson Spray noted corrections.

Motion by Mr. Kelly, seconded by Mr. Claus, to approve the minutes as corrected, carried unanimously.

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

Motion by Mr. Dowler, seconded by Mr. Kelly, to adjourn the meeting, carried unanimously. The meeting adjourned at 7:45 p.m.

W. Cleland Dowler, Jr.
Secretary

Attachments