

**O'HARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 17, 2007
7:30 P.M.**

The Planning Commission met on September 17, 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; 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. Ace Bindry
Application for Final Land Development Approval

III. APPROVAL OF MINUTES

- A. August 20, 2007

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. Ace Bindry
Application for Final Land Development Approval

Mr. Charles W. Steinert, Jr., P.E., Township Engineer, reviewed the Engineering Report, and noted variances related to zoning requirements were granted. A copy of the report is attached and made a permanent part of these minutes.

Mr. Zgurzynski inquired if the adjacent property owner had been contacted concerning easements with the railroad.

Mr. Craig Collins, of Axis Architecture, explained the prior submission indicated the road would be mulched over, which has been removed from the plan since it is not their property. There has not been any contact with the property owner.

Mr. Ric Criscella, of Americo Criscella Construction, stated the property would be improved, but not disallow access.

Mr. Crates inquired if a Highway Occupancy Permit had been obtained since Main Street is a State road. Mr. Collins stated an application would be submitted to PennDOT for the Highway Occupancy Permit. He also noted there would not be a change to the curb cut.

Mr. Steinert, Jr. recalled a request for the applicant to send a letter to PennDOT stating they would be reusing the building, but it was not a condition. Mr. Collins stated a copy of the letter would be provided to the Township.

Motion by Mr. Flucker, seconded by Mr. Zgurzynski, to recommend approval of the plan without conditions, carried unanimously.

III. APPROVAL OF MINUTES

- A. August 20, 2007

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

IV. OTHER BUSINESS

Mr. Steinert, Jr. informed the Planning Commission of four applications received for review at the October 15th meeting.

Mr. Flucker informed the Planning Commission that he would probably not be able to attend the October 15th Planning Commission meeting, to which the Commission excused Mr. Flucker.

Chairperson Spray stated the Long Range Comprehensive Plan Committee has selected Mr. Jeff Pierce, of Olsen Associates, to assist the committee in updating the Township Comprehensive Plan. The next meeting is scheduled for September 27th, and Mr. Pierce would be in attendance.

V. ADJOURNMENT

Motion by Mr. Kelly, seconded by Vice Chairperson Crates, to adjourn the meeting, carried unanimously. The meeting adjourned at 7:41 p.m.

W. Cleland Dowler, Jr.
Secretary

Attachments