

**O'HARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 19, 2007
7:30 P.M.**

The Planning Commission met on November 19, 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; Ronald L. Flucker, First Ward; John J. Claus, Third Ward; Joseph Zgurzynski, At-Large

Absent: Joseph Kelly, At-Large
Mr. Kelly was absent from the meeting due to illness.

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. Falconhurst Forest – Application For Minor Subdivision Revision
- B. James West – Conceptual Review

III. APPROVAL OF MINUTES

- A. October 15, 2007

IV. OTHER BUSINESS

V. ADJOURNMENT

I. CALL TO ORDER

Chairperson Spray called the meeting to order at 7:30 p.m. and explained meeting procedures. She noted Mr. Kelly was unable to attend the meeting due to illness. Chairperson Spray also acknowledged two high school students in the audience for a school-related project.

II. NEW BUSINESS

A. Falconhurst Forest – Application for Minor Subdivision Revision

Mr. John Miller, the applicant, was in attendance to answer questions.

Mr. Charles W. Steinert, Jr., P.E., Township Engineer, read the engineering and zoning reports. Copies of the reports are attached and made a permanent part of these minutes.

Mr. Zgurzynski questioned the motivation for changing the setbacks by the fuel pipeline. Mr. Miller explained Sunoco changed the regulations from 40' to 50', and he must comply with Sunoco's regulations. Mr. Miller noted the pipeline would be buried seven feet deep. Mr. Zgurzynski questioned if any regulations existed pertaining to planting near the pipeline. Mr. Miller state big trees could not be planted in that easement. He also indicated Sunoco officials are on site when the contractor is performing any work.

Chairperson Spray explained for the benefit of the high school students in attendance the various types of applications, and noted this particular application requires action by the Planning Commission.

Motion by Mr. Dowler, Jr., seconded by Mr. Zgurzynski, to recommend approval of the application to Council as submitted, carried 5 – 0 –1. Vice-Chairperson Crates abstained.

B. James West – Conceptual Review

Chairperson Spray noted the subject conceptual review would not require action nor would action be taken this evening.

Mr. West recalled a prior application had not been pursued and instead he constructed a home on lot no. 1. Mr. West proposed to subdivide the parcel for a total of four lots. Since public sewerage is not provided to the parcel located along Saxonburg Boulevard, Mr. West proposed installing a septic sand mound on lots nos. 2, 3 and 4, as he did on lot one for the new home. However, Allegheny County requires a backup system in the event the septic system should fail. Mr. West suggested tapping into the Township's pump station as the backup system. Mr. West also explained the proposed access to the lots, which include lots nos. 1, 2 and 4 sharing a driveway, and a separate driveway for lot no. 3 with PennDOT approval.

Mr. Dowler, Jr. noted lot no. 3 is really steep. Mr. West explained a headwall exists between lots nos. 3 and 2, and acknowledged a substantial drop between the two lots.

Mr. Zgurzynski suggested Mr. West consult a soil scientist instead of Allegheny County, as the process may move faster.

Mr. Flucker questioned if a portion of lot no. 4, on the other side of Berryhill Road, could be donated to the Township. Mr. West indicated the land is rough, and Mr. Steinert, Jr., P.E. indicated the Township Manager had noted the possibility of the land being donated to the Township.

Mr. Zgurzynski questioned if a septic system could be on another's property, noting liability if the system fails. Mr. West indicated the septic system could be relocated to lot no. 1 by realigning the lot lines.

Mr. Dowler, Jr. recommended Mr. West resolve the sewage matter before making formal application for a subdivision.

The Planning Commission members reviewed a topographical map of the parcel provided by the Township Engineer.

Chairperson Spray noted by making lot no. 3 smaller, putting the septic system on lot no. 1, street frontage could be provided for lot no. 2. Mr. West stated he would have Mr. Mark Schmidt, his engineer, review the suggestions presented by the Planning Commission. Chairperson Spray recommended Mr. West review proposals with the Township Engineer prior to submitting preliminary application.

Chairperson Spray questioned the status of sewers for the Saxonburg Boulevard area. Mr. Steinert, Jr., P.E. indicated sewers are probably five years away.

Chairperson Spray thanked Mr. West for coming in for a conceptual review, as it is really appreciated.

III. APPROVAL OF MINUTES

A. October 15, 2007

Mr. Zgurzynski noted a correction on page 3. Motion by Mr. Flucker, seconded by Mr. Zgurzynski, to approve the October 15, 2007 meeting minutes as corrected carried 5 – 0 – 1. Vice-Chairperson Crates abstained since he was not in attendance of the October 15th meeting.

IV. OTHER BUSINESS

Mr. Steinert, Jr., P.E. indicated the December agenda would include an application for conditional use approval from St. Joseph Church located along Dorseyville Road.

V. ADJOURNMENT

Motion by Vice-Chairperson Crates, seconded by Mr. Zgurzynski to adjourn the meeting carried unanimously. The meeting adjourned at 8:13 p.m.

Attachments

W. Cleland Dowler, Jr.
Secretary