

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

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

Absent: Edward Crates, Vice-Chairperson; W. Cleland Dowler, Jr., Secretary

It was noted Vice-Chairperson Crates was unable to attend due to work commitments. Mr. Dowler, Jr. was unable to attend 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. St. Joseph Roman Catholic Church

- Application for Conditional Use Approval
- Application for Preliminary Subdivision Approval
- Application for Preliminary Land Development Approval

III. APPROVAL OF MINUTES

A. November 19, 2007

IV. OTHER BUSINESS

V. ADJOURNMENT

I. CALL TO ORDER

Chairperson Spray called the meeting to order at 7:36 p.m. and explained meeting procedures. She noted Vice-Chairperson Crates was unable to attend the meeting due to work commitments, which is an acceptable excuse. Mr. Dowler, Jr. informed Township staff later that evening that he was unable to attend due to illness.

II. NEW BUSINESS

A. St. Joseph Roman Catholic Church

- Application for Conditional Use Approval

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

The Planning Commission reviewed the requirements for conditional use per Section 72-13.103 of the Zoning Ordinance, items A through J; and performance standards per Article XVII and determined the requirements are met.

Mr. Steinert, Jr., P.E. informed the Planning Commission the Traffic Report was received today, and the report does not foresee increased traffic volumes through the year 2015. The report recommends an off-duty police officer to provide traffic control during the Sunday peak hour. Mr. Steinert, Jr. P.E. also noted the report indicates undesirable sight distance available for vehicles exiting, and recommends limiting the proposed driveway to right outgoing access only on the far northeastern side of the property.

Motion by Mr. Kelly, seconded by Mr. Flucker, to recommend Conditional Use approval to Council subject to the review and acceptance of the traffic report by the Township Engineer.

It was noted traffic control is currently provided by an on-duty Township police officer, if available. The traffic report requires an off-duty police officer to provide traffic control. Chairperson Spray believed the off-duty police officer would be paid for by the church and questioned if the church is agreeable to the condition. Father Thom Miller stated up to this point, the Township has provided on-duty police officers to provide traffic control. Chairperson Spray clarified when police officers are available. Mr. Flucker noted police would have to be hired by the church for a minimum of four hours, to provide traffic control for a short period of time.

Mr. Brenborg explained if police are needed, the church looks to provide traffic control in some manner, and not hire someone for four hours. The current situation is not creating problems, with or without traffic control. As the church grows, the church is committing to have an officer provide traffic control when needed.

Chairperson Spray referenced the traffic report, noting if the report is approved, so are the recommendations and conditions set forth in the Traffic Report.

Mr. Steinert, Jr., P.E. suggested the church, police department and Township Manager negotiate an agreement with regard to providing traffic control during peak hours. Chairperson Spray believed an agreement could be negotiated. However, by adopting the conditions, the Township's

liability would be reduced should something happen at a time the church has not provided traffic control.

The motion to recommend approval of the Conditional Use to Council, subject to the following condition carried unanimously.

1. Approval is subject to the review and acceptance of Traffic Report by the Township Engineer.
 - Application for Preliminary Subdivision Approval

Mr. Steinert, Jr., P.E. read the engineering and zoning reports. The reports are attached and made a permanent part of these minutes.

Chairperson Spray noted the proposal combines three lots into one large lot and the Township Engineer has recommended not including the lot on which the rectory exists. The remaining large lot contains the house that is to be razed to provide parking. Chairperson Spray also noted the recommendation of the Township Engineer to establish a time frame to demolish the house.

Following discussion, the consensus of Planning Commission was for the house to be razed no later than 180 days following the closing of the property sale.

Motion by Mr. Flucker, seconded by Mr. Kelly, to recommend preliminary subdivision approval of the plan to Council subject to the following conditions, carried unanimously.

1. A revised plan shall be submitted to the Township with final subdivision approval application indicating two lots, with the rectory on a lot that meets the 20,000 s.f. requirement of the R-2 zoning district.
 2. The Township grants 180 days from the time of closing on the residential lot that is presently under sales agreement, to raze the existing structure on that lot.
- Application for Preliminary Land Development Approval

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

It was noted the Traffic Impact Analysis did not provide a circulation schematic.

It was noted that Parkview Volunteer Fire Department Fire Chief Jim Habay reviewed the plan and recommended the elimination of some planting islands to allow access of fire engines.

Fire Chief Habay questioned why the plan does not require the Fire Marshal's approval? Mr. Steinert, Jr., P.E. explained the Building Code Official reviews the plan for fire code requirements during the plan review. Chairperson Spray noted plan review procedures had changed with the new State-wide Building Code, and expected Scott Chermak, Building Code Official for the Township, to be familiar with the Code requirements and to consult with the Fire Marshal.

Fire Chief Habay presented other questions of concern related to the fire code. He recalled the Township Fire Marshal had previously been consulted about any major development in the Township. Mr. Steinert, Jr., P.E. stated the Building Code Official works closely with the Fire Marshal.

Mr. Brenborg indicated the concerns expressed with regard to the fire code would be addressed during a meeting to be arranged with the Township Engineer and Fire Marshal. Mr. Steinert, Jr., P.E. noted Mr. Chermak would review the new plans submitted for final approval.

Motion by Mr. Kelly, seconded by Mr. Zgurzynski, to recommend preliminary land development approval to Council subject to the following conditions, carried unanimously.

1. A final grading plan showing all site grading shall be submitted for review and approval by the Township Engineer, and an application for a grading permit shall be submitted prior to construction.
2. An Erosion and Sedimentation Control Plan satisfactory to the Township Engineer and Allegheny County Conservation District shall be submitted.
3. A storm water management analysis shall be submitted with the Application for Final Land Development Approval for review and acceptance by the Township Engineer.
4. A lighting plan shall be provided in accordance with Zoning Hearing Board approvals.
5. A Highway Occupancy Permit shall be obtained for the additional right-out only exit location.
6. Approval is subject to the review and approval of the Traffic Impact Analysis by the Township Engineer.
7. Preliminary Land Development Approval is subject to the review and approval by Pennsylvania Department of Environmental Protection of the sewer planning module.
8. The final site plan shall indicate the location of the private fire hydrant.
9. The final site plan shall indicate the locations of fire zones where no parking will be allowed around the building, to allow for access by emergency equipment.
10. A notation shall be included on the plan indicating the parking islands that are to be relocated or removed, which will allow emergency vehicle circulation on the site.
11. Approvals previously granted by the Fire Marshal and Labor and Industry, which now are included in the Code Enforcement Officer's review, shall be obtained.
12. A final landscaping plan shall be submitted.

Chairperson Spray recommended the establishment of communication between the Building Code Official and Fire Marshal regardless of the new State Code.

Chairperson Spray and Mr. Steinert, Jr., P.E. explained Council would consider approval of the Conditional Use, Preliminary Subdivision and Preliminary Land Development Applications. Upon the applicant meeting the conditions set forth in the approvals, applications could be submitted for final approvals.

III. APPROVAL OF MINUTES

A. November 19, 2007

Chairperson Spray noted Mr. Kelly was excused from the meeting due to illness, which should be indicated on pages one and two.

Motion by Mr. Claus, seconded by Mr. Zgurzynski, to approve the November 19, 2007 meeting minutes as corrected carried 5 – 0.

IV. OTHER BUSINESS

Mr. Flucker requested direction if he is unable to attend a Planning Commission meeting, and referenced the new Board/Commission attendance policy recently enacted by Council.

Chairperson Spray recommended members communicate with the Chair or Township staff in the event they are unable to attend a meeting and provide the reason, which is to be reflected in the minutes.

Mr. Steinert, Jr., P.E. indicated the December agenda would include a conceptual review of the James West property located along Saxonburg Boulevard.

V. ADJOURNMENT

Motion by Mr. Flucker, seconded by Mr. Zgurzynski to adjourn the meeting carried unanimously. The meeting adjourned at 8:40 p.m.

Attachments

Judith B. Spray
Chair