

**Minutes of the Regular Meeting
Of the South Park Township Planning Commission**

South Park, PA 15129

May 24, 2023

Pledge of Allegiance

Notice to Attendees Notice was read by Russ Bracker.

Roll Call The meeting was called to order by Russ Bracker.

Present: H. Russell Bracker, Patrick Sable, James Waychoff, Adrian Weil, Mark Depretis, John Papinchak and Cynthia Klein.
Also present were Thomas Bonidie, Code Enforcement Officer and Carolyn Yagle, Planning Consultant.

Absent: Dan Deiseroth, Township Engineer

Approval of Minutes

Motion was made by Mr. Papinchak, seconded by Mr. Depretis to approve the stenographer minutes from the March 22, 2023 regular Planning Commission Meeting. All members voted aye. The motion is carried.

Zoning Ordinance Amendment

Mr. Bracker: Our one item on the agenda this evening is a Zoning Ordinance amendment; to consider comments related to the public review of the advertised Ordinance #712, to Amend Ordinance No. 556 (“Zoning Ordinance”), To Amend Article V: R-2 Medium-Density Single-Family Residential District to Remove Planned Residential Development (PRD) As A Permitted Land Use; and to Amend Article XVIII: Planned Residential Development (PRD) To Maintain Consistency through Article V. So, Ms. Yagle, as our Planning Consultant can you provide some information concerning this for us?

Ms. Yagle: Yes, so in April, 2023 the Township Board of Supervisors advertised and had discussions and motions on a pending ordinance that would remove PRD as line-item Use from the

R-2. So, effectively what you identified there. And then any of the other ordinance text that would then be amended to uphold and tie to that land use line item change if it were to move forward. So, with the pending ordinance it became effective at that point of time, identified within that information and presently, then it came forward to you all as a Planning Commission. It was as an amendment also transmitted to Allegheny County for their review and it has been available for public review, not public review period, as it continues forward in the coming days so it's in total that public review period time and you are having your meeting within that public review period. So, here we are for this meeting. So, the consideration for you all, I think that the Board of Supervisors are requesting you to take into account anything that you think would either be applicable from your recommendation. You are not voting on it as a final action. That happens as part of any Supervisor activity. So, the same thing, while this is a slightly different process, it all fits in what is permissible per the MPC-Municipalities Planning Code. And that is important because the amendment is coming from the Board of Supervisors, and as a body that is allowed to do that, and now they are asking you all to consider if you would recommend that this amendment have it's hearing and vote for consideration, right, essentially making this a permanent part of the Ordinance. As we discussed a minute ago, this is pending at this time. So, either if you recommend that this move forward in that way or if you not recommend that it move forward in this way. That's effectively what is in front of you.

Mr. Bracker: Okay thank you. Mr. Bonidie as our Township Code Enforcement Officer, do you have any comments or questions?

Mr. Bonidie: I just want to remind the audience that, again, there will be a public meeting, er a hearing on the same subject here in this room on the 12th, June 12th, at 6:15 p.m.

Ms. Yagle: And that is being advertised as a public hearing, correct? Right, which is also, again, part of this overall process that the Board of Supervisors have initiated, we're following the Municipalities Planning Code.

Mr. Bracker: Thank you. Does anyone on the Planning Commission have any questions or comments?

Mr. Sable: I have one comment, just for clarification, just so I am clearly understanding that this action is to amend the Ordinance to say the removal of Planned Residential Developments from all R-2 designated properties within the Township?

Ms. Yagle: Yes, it is within the Township's entirety of area for lands zoned R-2.

Mr. Sable: Got it.

Ms. Yagle: PRD's within R-3, R-4 and R-1 as it has variations of those things that are in that article that you referenced, right? That is not part of the motion. Now, if I may identify when you are talking about R-2 throughout the Municipality, there are certain things that have been discussed throughout the Spring and these different meetings. We're recognizing that the nature of

development as a whole within the Township has gone through quite a series of years, right, in different things. And the way in which these R-2 lands and the densities that exist within them, because I think there is a certain pattern to those, and so it was consideration for what is that base set of requirements in R-2 and then in what way are the scale of what is happening to them, and the potential change for what's permissible in R-2 and those kinds of things.

Mr. Sable: Perfect, thank you.

Mr. Bracker: Thank you, so ladies and gentleman we are making a recommendation to the Board of Supervisors concerning the removal of a PRD development from R-2 Districts throughout the entire Township. Does anyone in the audience have comments in support of removing PRD's from R-2 Districts or in support of keeping PRD development in R-2 Districts? If you could raise you hand, if anyone has comments on that? Okay, so please come forward, you can sign in. And then we will take a vote.

Mrs. Mary Franko, 1852 Patricia Drive: My name is Mary Franko. I come to most of the meetings involving this and our main questions, all my friends too, what does PRD entail? And what is left in R-2? We keep thinking R-2 means houses. Is anything else allowed under R-2 and what does PRD consist of that we are removing? Which is fine as far as I'm concerned but we want to make sure nothing is left over to R-2.

Mr. Bracker: Primarily, and Ms. Yagle can provide more information on this, but primarily R-2 is residential single family detached homes. I think there are, and she is going to get the documentation to confirm everything, PRD is a planned residential development that under certain circumstances other plans, other development can be brought in like a retirement facility. And what we are talking about with this ordinance is removing PRD from all R-2 throughout the district, so it would be residential single family detached homes and I think there are some other conditions which Ms. Yagle is bringing up.

Ms. Franko: I was just wondering, you know like townhouses and stuff like that, if that would be included in the R-2.

Ms. Yagle: An R-2 zoning district as a base district does not have townhouses as a, well let me do this, thank you. So, the principal uses within an R-2 district that are by right are single family detached dwellings, Group Homes and Essential Services. And there are some accessory uses but that I not something I am going to go into them, keeping of pets and things like that. Okay, Conditional Uses that are permissible with R-2 are Public Recreation, Public Buildings, Firehouses, Schools, Churches or Places of worship, Public Utility Buildings and PRD including a Retirement Community PRD. Uses by Special Exception presently permitted in the base R-2 District are Family Day Care Homes as a Home Occupation, Day Care Centers or Nursery School in a church or a school, Private Stables or Temporary Uses and then you can have Garages (*private*) and things like that as accessory. So, those are the things that would be allowed remaining in effect and permissible minus if, depending on what they decide here, to recommend and then ultimately again as part of the public hearing Tom mentioned in those considerations, minus the PRD line as a

Conditional Use. So, townhouses are not a land use in the base zoning district. They are permissible in the PRD's and things like that. Now, there are also different kinds of criteria along with other land uses. I think where you may be heading with your discussion, but townhouse is not a use as the base district requirements in R-2.

Mrs. Franko: Can I just ask you, let's get back to the R-2 and what it will entail once you decide let's say to get rid of the PRD, what else is allowed in the R-2 as houses.

Mr. Waychoff: She just did that.

Mr. Sable: She just read that to you, Mary. That's what she was talking about.

Mrs. Franko: I know.

Mr. Bracker: It could be public, like public safety buildings.

Ms. Yagle: Single Family detached dwellings, group homes, essential services. Public Recreation, Public Buildings, Firehouses, Schools, Churches or places of worship, Public Utility Buildings, Family Day Care Homes as Home Occupations, Day Care Center or Nursery Schools, private Stables and Temporary uses other than a couple things (*construction trailer or model sales offices*).

Mrs. Franko: That would be R-2 without the PRD?

Ms. Yagle: Yes, ma'am.

Mr. Bracker: Correct.

Ms. Yagle: And there is a variation if it is by right or conditional and Special Exception amongst the things I said.

Mrs. Franko: Okay I appreciate it, thank you.

Mr. Bracker: You're welcome, thank you.

Mr. Depretis: May I add something? So, if any of those things besides family dwellings were to, say a developer would come and want to do any of those things, it is still Conditional Use?

Ms. Yagle: No.

Mr. Depretis: So, they go through the permitting process through the Township then?

Ms. Yagle: So, I am saying no because there are two things besides single family dwellings that are permitted by right. And that includes a Group Home and Essential Services. I then would catch back up with where you just were and identify everything else that was read off there from the list

as either a Conditional Use or a Special Exception. So, not to get into the finite point but I think you are asking a specific question and I just want to make sure that.

Mr. Depretis: Right, well I guess the point I was trying to make is there are no plans on the table for anything to be on there right now, nothing. The Developer recalled their plan for the R-2 to R-4 so right now there is currently plans. So, we have no knowledge of anything being on and R-2's.

Ms. Yagle: I am not aware of any applications that have met the May deadline for Planning Commission, for this meeting, of any parcel in the entirety of the Township that is pertaining to R-2. So, we again, and I think I am emphasizing from the nature of this motion that has been crafted, drafted, advertised and put out to this public review process, it is looking at the R-2 in its entirety and recognizing again what the patterns of what is development in R-2 and where there are other areas of R-2 in the Township that remain without any sort of application or development, or anything of the sort. So, it's that overall pattern yes.

Mr. Sable: Mr. Chairman, I've called a question, let's get to the vote on this.

Mr. Bracker: Okay, so we need a motion to recommend, not recommend or table Ordinance 712, which very quickly is just removal of PRD from R-2 districts throughout the Township. Do we have a motion?

Motion made by Mr. Papinchak, seconded by Mr. Sable, to recommend Ordinance No. 712 for the Board of Supervisors. All members voted aye. The motion is carried.

Mr. Bracker thanked the audience and asked if there were any other comments not pertaining to the Ordinance but just in general anyone wanted to bring up? No one responded. He also reminded the audience once more of the June 12, 2023 Public Hearing.

Next Regular

Wednesday, June 28, 2023 at 7:00 p.m.

**Meeting
Adjournment**

Motion was made by Mr. Waychoff seconded by Mr. Weil to adjourn the meeting. All members voted aye. The motion is carried.

Time: 7:24 P.M.