

3. Mr. Butala asked whether the sewage authorities are in agreement with their plan. Mr. Palmer said yes- they have spoken with Deer Creek Drainage Authority.
4. Mr. Payne asked where the sewage line is near. Mr. Palmer said that it is near 1874 Saxonburg Blvd.
5. Mr. Payne asked what line they are bringing up. Mr. Palmer said that they are bringing up 2 laterals. Mr. Payne said that those will be very long laterals.
6. Mr. Bechtold said that they could extend a gravity feed line down Saxonburg Rd. to Logan Rd.
7. Mr. Schmidt said that they could run one main off of Saxonburg rd. instead of 2 laterals.
8. Mr. Shoup stated that it's ultimately up to Deer Creek Drainage Authority to approve.
9. Mr. Schmidt suggested that the Planning Commission should review the solution.
10. Mr. Payne said that it may be cost prohibitive to extend the main.
11. Mr. Bechtold said that it would behoove everybody to extend the main.
12. Mr. Schmidt stated people would then need to tap in. Mr. Payne said that only people 250' from the line would need to tap in.
13. Mr. Bechtold felt that some of those people would need to install a grinder pump.
14. Mr. Palmer said that PA DEP sewage facility planning module has been submitted.
- 15.

A motion was made by Mr. Stark and seconded by Mr. Butala to approve the Svoboda Subdivision. The motion was unanimously approved.

Zoning Ordinance Audit Worksheet

Mr. Andrew J. Schwartz went over the 16-page Audit Follow-Up worksheet that he had sent. Items were discussed and some points that came out of the discussion that will be incorporated into the Zoning and Planning Ordinance update are as follows:

1. Agriculture: The definition has low pertinence for West Deer Township. The CAO/CAFO computation decides what group the property is designated as. Discussion talking points included the 25' grazing setback, existing farm thresholds to include Misch and Dillner Farms, minimum acre size, and nutrient management plan.
2. Short Term Rentals: It was proposed to define Residential Housing Development. Incorporate Mr. Robb's comments in the next round.

3. Accessory Uses: Discussion included the definition of “to go”, veteran, and specialty parking and how it should be incorporated into required parking.
4. Conditional Use: There is a need to add “pre-existing” and “non-conforming” use. Discussion included defining “expert opinion, adding documents to include lighting , sound and traffic, listing additional studies required for conditional use, and putting in a threshold that triggers a traffic study.
5. Housing: Group Homes: Mr. Robb wants to look at the definitions here as some things are problematic and the wording is confusing; IE What is a dwelling vs. a dwelling unit. Discussion included why Group homes are not a conditional use in zoning districts R and RE, how change of use is addressed, and showing the overlay district within the different zoning districts.

Discussion ensued regarding the next steps in the updating of the current Ordinance and the following comments were made:

1. Once the ordinance update is complete there will be a 45 day review period in which the Board reviews and the ordinance is advertised for the public to review.
2. Mr. Schmidt felt that some environmental standards should be added such as Fox Chapel and Hampton have. Mr, Stark felt that was too excessive.
3. Mr. Schwartz will bring some environmental standards to the next meeting.
4. Mr. Robb said that Indiana Township has just updated their SALDO and perhaps we could look at that for examples.
5. Mr. Payne will email the current 2015 Zoning map to the PC members as that will be included as part of the update in addition to the Ordinance.
6. The current Ordinance is 193 pages long. Mr. Payne stated that at the next meeting the Planning Commission will go over Mr. Robb’s recommendations and the Planning Commission will need to determine if there are any items that should be moved to the SALDO.
7. Mr. Shoup thought those items were better suited to be placed in the land development section.

Workshop discussion:

Mary K. Kalivoda of 702 Crystal Spring Ct. felt that the distance to a well should be 1200’ instead of the 650’ that is the current distance. She said that the grand jury report from Penn State University recommended 2400’. Mr. Payne stated that 750’ from an occupied building and 1000’ from a residence is what is currently being proposed in the update and the current wells being proposed will be held to the current standards in the Ordinance at the time of application.

The January reorganization Meeting and regular meeting will be on January 27, 2022. It will be conducted both in person.