

**MINUTES**  
**FOX CHAPEL BOROUGH COUNCIL MEETING HELD OCTOBER 15, 2018**

PRESENT: Walter A. Scott, III, Mayor; Andrew C. Bennett, President; Thomas A. Karet, Harrison S. Lauer, Frederick Leech, Ann R. Meyer, James M. Royston, Jay S. Troutman, Councilmembers; A. Bruce Bowden, Esq. Solicitor; Jason Stanton, Shawn Wingrove, LSSE; Gary J. Koehler, Manager; Joy A. Hardt, Treasurer; David M. Laux, Chief of Police; Dana A. Abate, Borough Secretary.

Mr. Bennett called the meeting to order at 6:00 P.M.

Mr. Bennett opened the Public Hearing at 6:00 PM for the Springfield PRD. A stenographic record of the proceedings was conducted by Network Deposition Services who should be contacted directly for a copy of the record. The hearing was closed at 8:05 PM.

Upon a motion, duly made and seconded, the minutes of the Borough Council meeting held September 17, 2018 were approved.

**ENVIRONMENTAL ADVISORY COUNCIL**

The following applications were reviewed by the EAC at its October 8, 2018 meeting:

<u>Application No. 18-05:</u>	Robert G. II & Shelby B. McIlroy 4 Indian Hill Road Construction of New Additions, Pool Area, Grading and Stormwater Facility
<u>Springfield PRD:</u>	Hammock Beach Partners, LLC 251 & 305 Old Mill Road Construction of an 11-unit Planned Residential Development

It was moved by Mr. Troutman that Application No. 18-05 be approved subject to any and all conditions imposed by the EAC. The motion was duly seconded and passed by unanimous vote. Action on the Springfield PRD was tabled pending further engineering review.

**PLANNING COMMISSION**

Mr. Lauer reported that the Planning Commission met to review Conditional Use Applications 18-02 and 18-03 and a 3-lot subdivision (lot-line changes) off of Field Club Road.

Conditional Use 18-02

This application was denied by the Planning Commission at its August 20, 2018 meeting due to the placement of the solar panels on the front roof section versus the rear. Since then, a letter was received dated October 7, 2018 sealed by a Tesla electrical engineer stating that placing the solar panels on the rear of the house would cause the panels to lose 50 percent of their efficiency and asked that the Planning Commission reconsider its position. Based on that information, the Planning Commission recommended approval.

Accordingly, Mr. Lauer stated that the Planning Commission reviewed Conditional Use Application 18-02 and found that it met the requirements of the Zoning Ordinance, Section 400(H) 1 through 9, and recommends its approval, including a waiver of Section 400.14(H)(9)(b). The motion was duly seconded and passed by unanimous vote.

Conditional Use 18-03

Mr. Lauer stated that the Planning Commission reviewed Application 18-03 and found that it met the requirements of the Zoning Ordinance, Section 400(H) 1 through 9, and recommended approval. Mr. Lauer moved for approval of the application that was duly seconded and passed by unanimous vote.

Solar Panels

Mr. Lauer noted that solar panels are now moving toward solar shingles, and it was decided that solar shingles that have been reviewed by the Planning Commission and determined to be building material do not need to go through the Conditional Use process.

Subdivision Application – Lot Line Revisions for Lots 501, 504 and 505

Mr. Lauer stated that this subdivision is for minor lot line changes for Lots 501, 504 and 505 in The Forest Plan No. 5 (943, 941 and 939 Field Club Road, respectively). A statement was received from the three property owners indicating agreement with the proposed subdivision plan and the reasoning for the request. Mr. Lauer reported that the Planning Commission recommended Preliminary and Final Approval.

Accordingly, it was moved by Mr. Lauer that the Lot Line Revisions for Lots 501, 504 and 505 Subdivision Plan be granted Preliminary and Final Approval. The motion was duly seconded and passed by unanimous vote.

FINANCIAL

Mrs. Hardt briefly reported on the September financial statements.

Approval of Bills

It was moved by Mr. Troutman that the payment of bills for September 2018 (General Fund Vouchers 23867-23950 - \$412,970.24) be approved. The motion was duly seconded and passed by unanimous vote.

NEW BUSINESS

Proposed Stormwater Management Ordinance

It was moved by Mrs. Meyer that advertisement of the proposed Allegheny County Act 167 Stormwater Management Ordinance be approved. The motion was duly seconded and passed by unanimous vote. Council was informed that the deadline to adopt the Allegheny County Act 167 Stormwater Management Ordinance is December 1<sup>st</sup>. LSSE prepared the proposed ordinance from the County model and is currently being reviewed by the Solicitor.

At 8:45 PM, Council adjourned into Executive Session and reconvened at 9:30 PM.

Upon a motion duly made and seconded, the meeting was adjourned at 9:30 PM.

DANA A. ABATE  
Borough Secretary