SHALER TOWNSHIP PLANNING COMMISSION
February 20, 2012

The Regular Meeting of the Shaler Township Planning Commission was held on February 20, 2012, at 7:30 p.m. Mr. Piekarski called the meeting to order. Ms. Re called the roll as follows:

ROLL CALL:

PRESENT: David H. Piekarski, Thaddeus Fields, Matthew Thiel, Terence J. Brown, Gregory Greiff, Carol Shields and Drew Gerst, Liaison Member

ABSENT: Conrad Wagner and Dan Nash, Liaison Member

TOWNSHIP ENGINEER: Kevin Creagh

BUILDING CODE OFFICIAL/ZONING OFFICER: Robert Vita

RECORDING SECRETARY: Noreen A. Re

APPROVAL OF MINUTES – January 16, 2012

Motion to approve the minutes of January 16, 2012, made by Mrs. Shields and seconded by Mr. Brown.

Motion passes – 6 to 0

REPORT OF BOARD OF COMMISSIONERS MEETING:

February 14, 2012

Mr. Piekarski stated he was in attendance at the meeting. He indicated there was a nice presentation made by Mr. Shutter honoring Mr. Montgomery for 36 years of service on the Planning Commission. Mr. Piekarski read a letter sent by Mr. Tim Rogers to Mr. Montgomery dated February 17th as follows:

MR. PIEKARSKI: "At the regular meeting of the Board of Commissioners on the evening of your retirement from the Planning

Commission, Commissioner Shutter appointed you as a member emeritus to the Planning Commission for the purpose of assisting the Planning Commission in completion of the rewrite of Code of the Township of Shaler. On behalf of all of us here at the township, we wish to express our gratitude, not only for your many years of past service, but your willingness to accept this responsibility.

"We look forward to completion of the code within the calendar year and appreciate the opportunity to work with you. In your position as member emeritus, while you have no voting rights, we hope that you will be able to guide the committee to the completion of the project. Once again, thanking you for your service to the township. Sincerely, Timothy J. Rogers, Manager."

Mr. Piekarski commended Mr. Montgomery on his years of service. Mr. Brown thanked Mr. Montgomery personally and professionally for welcoming him as a new member.

Mr. Piekarski also indicated that the Conditional Use and Site Development for the HEARTH Benedictine Housing Development was approved with 44 conditions read into the record at the meeting. He also stated Mr. Greiff was appointed to serve the unfinished term of Mr. Montgomery, which was set to expire on January 1, 2013.

OLD BUSINESS - None

NEW BUSINESS:

Subdivision – Elmer F. McHugh and Margaret Campbell – 135 Cherrywood Drive – Lot & Block 435-P-42 – Seventh Ward

Mr. Elmer F. McHugh, 135 Cherrywood Drive, Glenshaw, PA 15116, described his request in detail to the Planning Commission. Mr. McHugh indicated the request was to take a piece of land from his dad's estate and add it to his property for more of a buffer.

Mr. Creagh had no additions.

Motion for preliminary and final approval made by Mrs. Shields and seconded by Mr. Thiel.

Motion passes – 6 to 0

Lot Consolidation – William and Renee McAllister – 128 Herbst Drive – Lot & Block 220-C-78 and 220-G-5 – Second Ward

Mr. Brown read a letter to the township dated January 20, 2012, into the record as follows:

MR. BROWN: "We are the owners of two lots, 0-220-C-00078-0000-00 and 0-220-G-0005-0000-00 on Herbst Drive (new address 128 Herbst Drive) in Shaler. We purchased these two lots in September of 2011, and we would like to consolidate these two lots into one lot for ease of the use of the land; i.e., a fence in the yard upon completion of construction of our new house. Attached is the proposed survey for consolidating the two lots into one. Thanks for your consideration. William and Renee McAllister, 1 Heights Drive, Pittsburgh, PA 15209."

Upon inquiry by Mr. Brown if there would be any change in the housing limits on a lot that is double that of a typical lot, Mr. Creagh responded they have to abide by the same setbacks and building lines. Mr. Creagh also commented that the drawings needed to be sealed and that the seals were received by Mr. Vita today. Mr. Vita commented that Lone Oak is a paper street that is vegetated over.

Motion for preliminary and final approval made by Mr. Brown and seconded by Mrs. Shields.

Motion passes – 6 to 0

<u>ADMINISTRATIVE :</u>

Presentation by Environmental Planning and Design regarding Code Update Project

Ms. Carolyn Yagle went through a draft of the presentation for the upcoming public meeting. The outline was as follows:

*General welcome
*Introduction

*Land use updates
*Landscape buffer yard
*Commercial vehicles
*Signage
*Purpose slide for Zoning Ordinance land use update
*General permitted use and conditional and special exception uses
* Printouts of the land use tables and the signage tables will be big posters mounted on boards on easels in the room
*Residential and nonresidential uses
*Permitted conditional and special exception
*Purpose of the update to landscape and buffer yards
*Discussion of individual single family lots
*Depth and opacity
*Buffers and screens between land use types
*Commercial vehicle purpose
*Signage ordinance purpose
*Signage standards based on corridors

Ms. Yagle indicated comments were received by the township regarding commercial vehicles as it relates to recreational vehicles. No additional comments have been received regarding land use. Mr. Creagh stated an E-mail was sent to anyone who attended the first meeting and provided their E-mail address regarding the topics to be discussed at the upcoming meeting and to forward any questions to the township. Mr. Creagh stated he has received only one response.

Upon inquiry by Mr. Brown, Ms. Yagle stated a summary was prepared by the township regarding the comments from the first meeting. The flow of the meeting regarding questions from the audience was discussed. Mr. Brown suggested having a simple form for people to write their questions down.

The order of the presentation was discussed. Mr. Thiel suggested moving commercial vehicles to the end of the presentation.

Regarding signage, Mr. Brown commented that he liked the graphs and the charts, but he questioned if they could be simplified. Ms. Yagle indicated they were working on that.

Mr. Chuck Perry and Mrs. Joyce Perry, 98 West Pennview Avenue, Pittsburgh, PA 15223, 412-781-7560, inquired about a motor home they have parked at their property. He stated his motor home is not registered as a commercial vehicle in the State of Pennsylvania. Mr. Perry stated they have never received any complaints regarding their mobile home.

Mr. Montgomery thanked Ms. Yagle for the pictures regarding the sign ordinance. He also addressed the motor vehicle ordinance and some work that was done a few years back regarding the matter. Mr. Montgomery provided the October 16th , November 6th and July 21, 2008, minutes regarding the motor vehicle ordinance. Mr. Piekarski suggested everyone review what Mr. Montgomery provided and stated that the matter will be discussed further at the next meeting.

Upon inquiry by Mr. Brown, Mr. Creagh indicated that everything that was provided to the Planning Commission in two separate E-mails has been posted on the township website under “Latest News” in downloadable PDFs. Mr. Montgomery also requested a PDF copy of tonight’s presentation by Ms. Yagle.

Ms. Yagle asked Mr. Perry what the class was of his RV. Mr. Perry stated it was a Class A. Mr. Montgomery commented that it was not a commercial vehicle. Mr. Montgomery also stated only commercial vehicles were being addressed and that if there was any doubt, that leeway was given to the property owner to go before the Zoning Hearing Board and request a variance. Ms. Yagle stated she would review the materials provided by Mr. Montgomery.

Mr. Piekarski stated the public meeting will be held on February 28, 2012, at the Shaler Area Middle School in the auditorium beginning at 7:00 p.m.

ADJOURNMENT:

Motion to adjourn made by Mrs. Shields and seconded by Mr. Thiel.

Motion carries – 6 to 0

MEETING ADJOURNED AT 8:21 P.M.

Terence J. Brown
Secretary

Minutes prepared by Noreen A. Re, Certified Realtime Reporter.