The Regular Meeting of the Shaler Township Planning Commission was held on January 20, 2020, at 7:30 p.m. Mr. Piekarski called the meeting to order. Ms. Benson called the roll as follows:

**ROLL CALL:**

**PRESENT:** David H. Piekarski, Conrad Wagner, Howard Abel, Matthew Thiel, Terence J. Brown, Gregory Greiff and Christopher Chirdon

**ABSENT:** Drew Gerst, Liaison Member

**TOWNSHIP ENGINEER:** Matthew Sebastian, P.E.

**BUILDING CODE OFFICIAL/ZONING OFFICER:** Robert Vita

**RECORDING SECRETARY:** Teresa M. Benson

**REORGANIZATION OF THE BOARD:**

Motion to nominate David Piekarski as chairman made by Mr. Wagner and seconded by Mr. Chirdon.

Motion carries unanimously

Motion to nominate Conrad Wagner as vice chairman made by Mr. Piekarski and seconded by Mr. Thiel.

Motion carries unanimously

Motion to nominate Terence J. Brown as secretary made by Mr. Wagner and seconded by Mr. Abel.

Motion carries unanimously

**APPROVAL OF MINUTES – December 16, 2019**

Motion to approve minutes made by Mr. Brown and seconded by Mr. Greiff.

Motion carries unanimously
REPORT OF BOARD OF COMMISSIONERS MEETING:

January 6, 2020

Mr. Piekarski stated the Board approved the subdivision of the Stoneridge Church property at 811 Dressel Road.

OLD BUSINESS:

Lot Consolidation and Site Development – Scioto Properties, SP-16 LLC– 444 McElheny Road – Fifth Ward – Lot & Block 433-R-120 & 433-R-115 – REQUEST TO TABLE

NEW BUSINESS:

Lot Consolidation and Site Development – Robert Theberge for Frenchy’s Auto – 1511 Babcock Boulevard – Lot & Block 165-E-45 – Second Ward – REQUEST TO TABLE


Mr. Scott Dittler, 104 Ramey Drive, Pittsburgh, PA 15220, 412-926-9368, was present on behalf of the applicant. In regards to lighting, Mr. Dittler stated currently they have no plans for anything electrical. They want to get the site developed and then figure out where they want to put everything “to make sense.” Regarding landscaping, Mr. Dittler stated they are not planning to change anything.

Upon inquiry by Mr. Abel regarding lighting, Mr. Dittler stated they plan on using skylights. The building will be used as a storage building next to their current facility. There will be no external lighting on the building. The dumpster will be located behind the new building and fenced. Upon inquiry by Mr. Piekarski regarding utilities, Mr. Dittler stated plumbing and electrical are not currently planned. The doors will be manual doors. They have a showroom, but they do not get much traffic.
Upon inquiry by Mr. Abel regarding runoff, Mr. Dittler indicated there is currently an asphalt driveway; and they are not making any changes. Regarding parking, Mr. Sebastian stated they need something in writing that speaks to the ordinance. The new building will be completely separate from the old building and will be used for mostly materials.

Mr. Brown questioned the safety of employees with no lighting in the building and only skylights. Mr. Dittler indicated once the building was built, there would be electricity. Discussion ensued regarding lighting. Mr. Dittler indicated there would be lights on the current building facing the new building.

Mr. Piekarski stated the exact location of the dumpster and details on the fencing needs to be shown on the plans. Upon inquiry by Mr. Brown, Mr. Sebastian indicated they are not required to add anything in regards to stormwater management. Mr. Piekarski also commented on the addition of some landscaping.

Regarding ventilation, Mr. Dittler stated it was going to be all open rafters with a ridge vent at the top. The building will not be climate controlled.

No public comments for or against

Motion for Preliminary Approval made by Mr. Wagner and seconded by Mr. Brown.

Motion carries unanimously

Site Development – Ben Williams for Mastic Trail Brewing – 1044 Saxonburg Boulevard – Lot & Block 285-C-150 – Seventh Ward

Mr. Ben Williams, 203 Hunt Road, Pittsburgh, PA 15215, 570-290-0825, was present on behalf of the applicant. He described his request in detail. He purchased the old Moose Lodge and wants to turn it into a place where craft beer is brewed and served on site and with a small menu selection for patrons. His establishment will have a Caribbean theme. He will be open Sunday from noon to
7:00 p.m., Monday 5:00 p.m. to 9:00 p.m., Tuesday closed for brewing, Wednesday 5:00 p.m. to 9:00 p.m., Thursday 5:00 p.m. to 9:00 p.m., Friday 4:00 p.m. to 10:00 p.m. and Saturday noon to 10:00 p.m. He described the business operation in detail. There are no major renovations planned for the building or the site. Parking will be relined in the spring.

Mr. Sebastian stated parking needs delineated on the plans. Seating was discussed in detail. Installation of a grease trap was discussed. Mr. Wagner stated the grease trap needs shown on the drawing. Regarding compliance of development in the flood zone, Mr. Sebastian stated something in writing addressing that is needed. Upon inquiry by Mr. Wagner regarding outdoor seating, Mr. Williams stated they would potentially have outdoor seating in the summertime. Mr. Wagner stated protection for the seating would need to be shown.

Upon inquiry by Mr. Brown if a batch of 300 gallons of beer would need dumped into the sanitary sewer system, would the system be able to handle it, Mr. Sebastian stated that has not been evaluated. Regarding deliveries, Mr. Williams stated it would be box trucks.

No public comments for or against

Motion for Preliminary Approval made by Mr. Chirdon and seconded by Mr. Brown.

Motion carries unanimously


Mr. David Weeber, Hampton Technical Associates, 32 Wilson Street, Pittsburgh, PA 15223, 412-508-4526, was present on behalf of the applicant. Mr. Weeber stated the intent was to subdivide the lot into four lots and sell it. He stated no development is planned.

No public comments for or against
Motion for Preliminary and Final Approval made by Mr. Greiff and seconded by Mr. Brown.

Motion carries unanimously

ADMINISTRATION - None

ADJOURNMENT:

Motion to adjourn made by Mr. Wagner and seconded by Mr. Brown.

Motion carries unanimously

MEETING ADJOURNED AT 8:27 P.M.

Terence J. Brown
Secretary

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