

SHALER TOWNSHIP PLANNING COMMISSION
February 15, 2021

The Regular Meeting of the Shaler Township Planning Commission was held on February 15, 2021, at 7:30 p.m. Mr. Piekarski called the meeting to order. Mr. Vita called the roll as follows:

ROLL CALL:

PRESENT: David H. Piekarski, Conrad Wagner, Howard Abel, Matthew Thiel, Terence J. Brown, Gregory Greiff, Christopher Chirdon (arriving late) and John Rihn, Fire Liaison

TOWNSHIP ENGINEER: Matthew Sebastian, P.E. (Absent)

BUILDING CODE OFFICIAL/ZONING OFFICER: Robert Vita

RECORDING SECRETARY: Noreen A. Re (Via telephone)

APPROVAL OF MINUTES – January 18, 2021

Motion to approve the minutes of January 18, 2021, made by Mr. Wagner and seconded by Mr. Brown .

Motion carries – 5 to 0
(Mr. Chirdon not present for vote)

REPORT OF BOARD OF COMMISSIONERS MEETING:

February 9, 2021

Mr. Piekarski stated he was in attendance, and the Board of Commissioners gave approval for the subdivision/lot consolidation of the Anderson property.

OLD BUSINESS - None

NEW BUSINESS:

Site Development – Carl Hoffield – 1448 Babcock Boulevard – Second Ward – Lot & Block No. 165-F-50.

Attorney Charles Hoebler, 617 West Main Street, Carnegie, PA 15106, 412-339-0503, was present on behalf of the applicant.

Mr. Hoebler described the request in detail. He stated the request is to build a new structure, in addition to the existing building, that would contain some garage and office space.

Per the engineer's report, Mr. Piekarski stated the plan should show appropriate floodproofing. Mr. Hoebler stated they have not received the certified plans yet, but he indicated they will meet all the requirements that are necessary to comply with the ordinance. He expected to receive the plans within a week. Mr. Vita stated he spoke with Mr. Hoffield. Mr. Hoffield advised him that he was hoping to have the flood elevation certificate back from the surveyor soon.

Upon inquiry by Mr. Brown regarding lot line clearance, Mr. Hoebler stated a variance was granted last month; and the matter was resolved. Upon inquiry by Mr. Thiel, Mr. Hoebler stated there would be no additional outdoor lighting or signage. Mr. Vita stated the building will have to be compliant with the 2016 International Building Code. Mr. Hoebler confirmed there would be nothing below the surface such as an oil pit.

Mr. Rihn inquired regarding the fire stairs to the second floor. Mr. Hoebler stated he believed that was going to change. Mr. Hoebler stated there is access to the second floor from the inside. Mr. Vita commented that when the plans finally get approved for building permit, it will all be code compliant.

Motion for Preliminary and Final Approval made by Mr. Brown and seconded by Mr. Thiel.

Motion carries unanimously

Site Development – Wible Homes, LLC – North of the intersection of Scobbo Drive and Wible Run Road – Second Ward – Lot & Block No. 220-D-320, No. 220-H-80, No. 220-H-82, No. 220-H-84, No. 220-H-86, No. 220-H-88 and No. 220-H-90.

REQUEST TO TABLE

ADMINISTRATION - None

ADJOURNMENT:

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

Motion carries – 5 to 0

MEETING ADJOURNED AT 7:40 P.M.

Terence J. Brown
Secretary

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