The Regular Meeting of the Shaler Township Planning Commission was held on February 17, 2020, 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, Conrad Wagner, Howard Abel, Matthew Thiel, Terence J. Brown, Gregory Greiff, Christopher Chirdon and Drew Gerst, Liaison Member

TOWNSHIP ENGINEER:  Matthew Sebastian, P.E.

BUILDING CODE OFFICIAL/ZONING OFFICER:  Robert Vita

RECORDING SECRETARY:  Noreen A. Re

APPROVAL OF MINUTES – January 20, 2020

  Motion to approve minutes made by Mr. Wagner and seconded by Mr. Abel.

  Motion carries unanimously

REPORT OF BOARD OF COMMISSIONERS MEETING:

February 11, 2020

Mr. Piekarski stated the Board approved the Subdivision of Charles Pupich at Locust Ridge Drive.

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


  Mr. Eugene Smith, 2244 Walters Road, Allison Park, PA 15101, 412-841-1206, was present on behalf of the applicant. Upon
inquiry by Mr. Piekarski, Mr. Smith stated conduit will be run underground from the old building to the new building to provide electricity. He provided drawings depicting the lighting in the new building. Regarding landscaping, Mr. Smith stated they were planning on having 12-inch glazed pots to match the company colors. Mr. Greiff suggested having evergreens in the pots.

Mr. Smith also provided an illustration showing the proposed parking. There will be no parking in front of the garage. There will be 13 lined spaces. There is a showroom where they have approximately three visitors a week during their busy time.

Upon inquiry by Mr. Piekarski regarding stormwater management, Mr. Sebastian had no concerns.

The dumpster will be located in the rear of the building with a fence at least six feet high. There will be no new signage. Upon inquiry by Mr. Chirdon, Mr. Smith stated the distance between the two buildings is going to be approximately four to six feet. There will be no roof over the walkway between the buildings. Mr. Smith stated they might possibly do a canopy door-to-door.

Upon inquiry by Mr. Piekarski if he was comfortable with everything from the engineer's perspective being addressed at this point, Mr. Sebastian replied in the affirmative.

No public comments for or against

Motion for Final Approval for the Site Development of EAS Roofing, 1201 William Flinn Highway, made by Mr. Greiff 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 provided a drawing outlining the parking. He stated he will have seating for 134 seats, which would require 67 parking spaces; and his plans show 89 parking spaces. Regarding landscaping, Mr. Williams stated there are flowerbeds in front of the building and on an exterior wall. Currently there are daffodils coming up, and Mr. Williams plans on adding some yucca plants. Mr. Chirdon requested a bike rack for three bikes be installed. Mr. Williams stated one could be installed along the parking lot side of the building.

Upon inquiry by Mr. Wagner, Mr. Williams stated there is no current plan for outdoor seating. Regarding the possibility of dumping a 300-gallon batch of beer and its effect on the sanitary sewer system, Mr. Sebastian stated the matter was looked at internally and decided there would be no issue.

Upon inquiry by Mr. Brown, Mr. Williams stated there is no private party area planned as of yet. The hours will be 5:00 p.m. to 9:00 p.m. during the work week and 4:00 p.m. to 9:00 p.m. or 10:00 p.m. on Friday.

Upon inquiry by Mr. Thiel, Mr. Williams stated there will be three hot vessels and three fermenters and a bright tank. There is room to put an additional two fermenters in in the future. PLCB requires separation of the brewery operation from the restaurant operation. He is proposing to use 14-inch pylons every 10 feet with nautical rope between them. Mr. Thiel suggested having a CO2 detector to protect employees.

Regarding issues with FEMA, Mr. Williams stated he has approximately $124,000 worth of fit-up costs that he considers to be building improvements. He anticipated not having an issue with FEMA and their requirements from a building improvement standpoint.

Mr. Williams also indicated he would love to put in a sand volleyball court in the future, which would serve as a barrier to people going across the bridge. There would be netting to keep the ball from going into the parking lot and creek.
Regarding parking, Mr. Sebastian stated the striping needs updated so they can see there are 89 parking spots. Regarding signage, Mr. Williams stated he is just going to replace the insert on the current sign.

Upon inquiry by Mr. Piekarski, Mr. Vita stated he had no concerns with any impact on the neighborhood. The immediate neighbors received a letter advising them of the public hearing next month for transferring the liquor license.

Motion for Final Approval of the Site Development for Mastic Trail Brewing, 1044 Saxonburg Boulevard, made by Mr. Abel and seconded by Mr. Chirdon.

Motion passes unanimously

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

ADMINISTRATION - None

ADJOURNMENT:

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

Motion carries unanimously

MEETING ADJOURNED AT 8:02 P.M.
Terence J. Brown
Secretary

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