

SHALER TOWNSHIP PLANNING COMMISSION
March 15, 2021

The Regular Meeting of the Shaler Township Planning Commission was held on March 15, 2021, 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 John Rihn, Fire Liaison

TOWNSHIP ENGINEER: Matthew Sebastian, P.E.

BUILDING CODE OFFICIAL/ZONING OFFICER: Robert Vita

RECORDING SECRETARY: Noreen A. Re

APPROVAL OF MINUTES – February 15, 2021

Motion to approve the minutes of February 15, 2021, made by Mr. Thiel and seconded by Mr. Abel.

Motion carries unanimously

REPORT OF BOARD OF COMMISSIONERS MEETING:

March 9, 2021

Mr. Piekarski stated he was in attendance. The Board of Commissioners denied the site development request for 1448 Babcock Boulevard without prejudice. Mr. Vita stated the elevation was submitted and did not comply with the flood plain management ordinance. Mr. Vita indicated it needed some drastic redesign.

OLD BUSINESS - None

NEW BUSINESS:

Subdivision – HMT & Associates – 1611-1615 Babcock Boulevard – Second Ward – Lot & Block No. 165-E-30.

questioned the amount of paving, tree removal, lighting and the number of vehicles. He also questioned the fencing.

Mr. Vita stated when the property went from Haser Trucking to ABC Transit, they were both pre-existing nonconforming uses.

Regarding the fencing, Mr. Schmidt stated the applicant repaired some of the fencing and removed fencing that was in disrepair. Upon inquiry from Mr. Thiel, Mr. Schmidt stated all of the paving meets the township's stormwater management ordinance. There are roughly six catch basins running through the center of the site. Mr. Brown inquired as to why the drainage wasn't shown on the drawing that was submitted. Drainage was discussed in detail.

Regarding the lighting, Mr. Sebastian stated they were not aware of any issues with the lighting. He indicated a photometric plan could show if there is an issue related to the ordinance with light spilling off the site.

Regarding the amount of water runoff and erosion, Mr. Sebastian stated, as far as he knows, they are in compliance. Nothing has been made worse, and he is not aware of any complaints downstream. The storm drain system is private, and the township does not maintain it.

Following comment by Mr. Brown, Mr. Vita stated there would be no parking restrictions on a self-regulated area like the subject property. Parking was discussed in detail.

Mr. Schmidt agreed to provide a photometric plan.

Dr. Gromadzki questioned the calculation of an expansion of 10 percent. He felt it was more, based on square footage.

Motion to table for additional information concerning stormwater management, photometric lighting calculations and possibly revisiting buffer zones and replacement of fencing made by Mr. Wagner and seconded by Mr. Brown.

Mr. Schmidt was in agreement with the motion to table for gathering the information requested before the next meeting.

Motion carries unanimously

Site Development/Lot Consolidation – 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

Mr. Vita indicated a zoning question has been referred to the solicitor for opinion, which he anticipates receiving in the next day or so.

ADMINISTRATION:

Upon inquiry by Mr. Wagner regarding the tire shredder company, Mr. Vita indicated he had not heard anything officially.

The electronic billboard at Glenshaw Glass is physically up.

Upon inquiry by Mr. Brown regarding the bridge repair at Shaler Plaza, Mr. Vita stated the owner was in the process of requesting bids for repair. Mr. Vita indicated he would reach out and provide an update next month. Ollie's is due to open on Wednesday.

ADJOURNMENT:

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

Motion carries unanimously

MEETING ADJOURNED AT 8:44 P.M.

Terence J. Brown
Secretary

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