The Regular Meeting of the Shaler Township Planning Commission was held on May 18, 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 (via telephone) and Christopher Chirdon

**ABSENT:** Drew Gerst, Liaison Member

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

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

**RECORDING SECRETARY:** Noreen A. Re

**APPROVAL OF MINUTES – February 17, 2020**

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

Motion carries unanimously

**REPORT OF BOARD OF COMMISSIONERS MEETING:**

March 10, 2020, and April 14, 2020

Mr. Piekarski stated he did not attend the meetings. Mr. Vita indicated there was nothing the Planning Commission needed to know about.

**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:

Site Development – DRB Construction – 1120 William Flynn Highway - Lot & Block 356-N-175 – Seventh Ward

Mr. Buddy Swisshelm, 4513 Hilty Road, Murrysville, PA 15668, 412-977-1359, was present representing Exposure Billboards, which will be the installer of the billboard. He described the 12x20 foot billboard in detail. The billboard will be the principal use of the property. It will be mounted on a permanent structure. It will be more than 350 feet away from any residential property, church or cemetery. The sign will not overhang any other piece of property. It will be more than 15 feet off of the right-of-way lines. The height will be 39 feet. Two faces will be used. The sign will be 240 square feet. They have contacted 800 Dig, and there are no issues with lines.

Mr. Swisshelm stated there is no issue with visibility. Setbacks were discussed. Upon inquiry by Mr. Piekarski, Mr. Vita stated the property survey information that was requested has not been received. Mr. Swisshelm stated he thought the information from PennDOT would be sufficient. PennDOT approval was discussed.

Mr. Swisshelm indicated he had not received the engineer's letter. Mr. Vita stated it was E-mailed to Mr. Swisshelm. Wind gusts were discussed. The exact location of the sign was discussed in detail in conjunction with the need of a survey. Exposure Billboards will own and operate the sign. There will be no ladders to the sign. All maintenance will be done by truck.

Lighting requirements will be followed. At night the light will be turned down to 10 percent, which is far below what the state requests. Visibility on Route 8 traveling south was discussed in detail. The message will change approximately every 8 seconds. The method used for the sign is called “snap and erase.” There is no movement between the messages.

The lease for the sign is a 20-year lease with two 10-year options. Mr. Swisshelm stated they have 45 days to remove the sign if they fail to meet their contract or standards. The same applies with the business ownership. If the lease ended, the sign would be
removed. Regarding cutting the grass, Mr. Swisshelm stated the grass cutting will continue.

Mr. Thiel also requested the engineering drawing for the tower. Mr. Swisshelm stated he would provide the drawing and the survey.

**No public comments for or against**

Motion for Preliminary Approval made by Mr. Thiel and seconded by Mr. Abel.

Motion carries unanimously

**ADMINISTRATION - None**

**ADJOURNMENT:**

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

Motion carries unanimously

**MEETING ADJOURNED AT 8:01 P.M.**

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Terence J. Brown
Secretary

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