The Regular Meeting of the Shaler Township Planning Commission was held on June 15, 2020, at 7:30 p.m. Mr. Wagner called the meeting to order. Ms. Re called the roll as follows:

ROLL CALL:

PRESENT: Conrad Wagner, Howard Abel, Matthew Thiel, Terence J. Brown, Gregory Greiff, Christopher Chirdon and John Rihn, Liaison Member

ABSENT: David H. Piekarski

TOWNSHIP ENGINEER: Matthew Sebastian, P.E.

BUILDING CODE OFFICIAL/ZONING OFFICER: Robert Vita

RECORDING SECRETARY: Noreen A. Re

Mr. Wagner welcomed Mr. John Rihn as liaison for the volunteer fire companies.

APPROVAL OF MINUTES – May 18, 2020

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

Motion carries – 5 to 0

REPORT OF BOARD OF COMMISSIONERS MEETING:

June 9, 2020

Mr. Wagner stated he was at the meeting, but there was no response from the township due to only a preliminary approval.

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
Motion to table made by Mr. Chirdon and seconded by Mr. Brown.

Motion carries – 5 to 0

(Whereupon, Mr. Greiff arrived late to the meeting at 7:35 p.m.)


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

Motion carries – 6 to 0

NEW BUSINESS:

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

Mr. Ben Williams, 203 Hunt Road, Pittsburgh, PA 15215, 570-290-0825, owner of Mastic Trail Brewing, was present. Due to restrictions due to coronavirus, Mr. Williams was requesting to use a portion of the back of the building near Little Pine Creek to put picnic tables near the tree line for outdoor seating. The limiting factor for occupancy for inside and outside is parking spaces. Mr. Williams stated he will have 75-80 parking spaces.

Protection for patrons using bollards was discussed. Mr. Wager requested an actual drawing showing the bollards. Concrete planters were a suggestion. The entrance to the outdoor seating was discussed. Mr. Williams stated he would like to have outdoor music on a Saturday afternoon from possibly 2:00 p.m. to 4:00 p.m. or 2:00 p.m. to 6:00 p.m. There will be no additional lighting. Access to the walkway across the creek was discussed. A barrier at the edge of the steep hillside was mentioned.

Mr. Williams also stated the plan conforms with the PLCB’s plan. Access to the outdoor seating will be through the building. Mr. Williams also discussed moving the enclosed dumpster to the side of the building near the kitchen door.

Ms. Kathryn Peters, 1030 Saxonburg Boulevard, Glenshaw, PA 15116, expressed concern about noise from music.
Mr. John Butela, 1024 Saxonburg Boulevard, Glenshaw, PA 15116, expressed concern about noise from music and traffic.

Mr. Williams stated the hours of operation are Monday, Wednesday and Thursday from 5:00 p.m. to 9:00 p.m. They will be closed on Tuesday. They will be open Friday from 4:00 p.m. to 10:00 p.m., Saturday noon to 10:00 p.m. and Sunday noon to 8:00 p.m.

Mr. Butela also requested that garbage pickup not occur after midnight. Mr. Williams stated their pickup would be Monday morning at 6:00 a.m. Mr. Williams also stated they would have a live band once a month. Mr. Wagner suggested the neighbors and Mr. Williams work together to resolve any issues with the music.

Ms. Ashley Butela, 1024 Saxonburg Boulevard, Glenshaw, PA 15116, suggested facing the music speakers away from the homes. She also had concerns about light pollution.

No further public comments for or against

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

Motion carries – 6 to 0


Mr. Martin Powell, president of The Design Alliance Architects, 915 Henry W. Oliver Building, 535 Smithfield Street, Pittsburgh, PA 15222, was present on behalf of the applicant. Mr. Mark Chachula, senior architect on the project, was also present. Mr. Powell described the request in detail. He stated there will be four stores in the K-Mart space. The former garden center will be removed to create more parking.

Mr. Powell stated the tenants have requested more lighting. Lighting will be increased from one foot-candle to four or five foot-candles. He discussed the possibility of a vertical garden to grow
plant materials on the wall. Renting of the corner space was discussed.

Mr. Chachula went through the updated site plans he had sent to Mr. Vita on Friday. The electrical service will be updated through Duquesne Light. The HVAC system will be completely replaced with high-efficiency and low-noise units. The amount of impervious surface will not be changing, so the stormwater was not evaluated. He discussed parking in detail. There will be 621 parking spaces. Mr. Thiel questioned the need for that many parking spaces. Mr. Chirdon concurred with Mr. Thiel.

Mr. Chachula also mentioned that all the lighting will be buried and casting down. Landscaping was discussed. Mr. Chirdon discussed accessibility with curb cuts. He also requested inverted-U bike racks. Mr. Wagner stated any additional reduction in parking would have to be approved by the Zoning Hearing Board. Dumpsters and loading docks were discussed. Mr. Thiel suggested upgrading the poles at Taco Bell. Flow of traffic in the parking lot was discussed.

Mr. Brown inquired about the bridge as follows:

MR. BROWN: “My other question, while we're on traffic flow, does the property or development have any responsibility for the bridge that's there? It's a smaller bridge. Really, it's a one-way bridge. You kind of have to yield to oncoming in either direction.

MR. POWELL: “Mr. Brown, we'll have to find out. We don't know. We'll find out for you. That's an excellent question.

MR. BROWN: “Again, a failure of that bridge is really going to be detrimental to the property. That's why it would be great to fix it up, if you could.”

There are no plans for improvement of the sign at the entrance on Saxonburg Boulevard. Mr. Wagner suggested adding landscaping to the island. Mr. Rihn also commented that the entrance at Saxonburg is not very well-marked. Mr. Powell stated they would look into that.

Mr. Sebastian requested they specifically address compliance with Chapter 190-4(b) in regard to stormwater.

No public comments for or against
Motion for Preliminary Approval made by Mr. Thiel and seconded by Mr. Chirdon.

Motion carries – 6 to 0

Site Development – Libor Kaplanek – 1615 Babcock Boulevard – Second Ward – Lot & Block 165-E-30

Mr. Drew Weinheimer, Architect, 239 Thornberry Drive, Pittsburgh, PA 15237, 412-295-4707, was present on behalf of the applicant. He described the request in detail. Mr. Kaplanek owns the Red Orchid, a Thai restaurant, also on Babcock Boulevard. Mr. Kaplanek plans to open a take-out only restaurant at this location. Parking was discussed in detail. The five parking spaces in front will be for patrons only. The dilemma in meeting the requirements of the flood requirements is that it is a dollar value issue. They are working with an appraiser to get the value of the building.

Regarding construction outside the property line, Mr. Weinheimer stated they will be engaging with PennDOT. They would like to improve the area with pavers and gravel. A new concrete apron and planters are going to act as bollards. In regards to flood improvement, they will be doing some planting on the hillside for stabilization. Site lighting will be improved. There will be a new storefront. Trash pickup was discussed. They are looking at wheel stops or bollards to prevent people from driving into the creek. The existing sign will be used.

Mr. Abel stated he ran into Mr. Kaplanek at the site, and they discussed moving the light that shines onto Babcock Boulevard to the other side by the entrance door. Mr. Chirdon suggested having two or three inverted-U bike racks.

No public comments for or against

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

Motion carries – 6 to 0

ADMINISTRATION - None
ADJOURNMENT:

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

Motion carries – 6 to 0

MEETING ADJOURNED AT 9:02 P.M.

Terence J. Brown
Secretary

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