The Regular Meeting of the Shaler Township Planning Commission was held on July 20, 2020, at 7:30 p.m. Mr. Piekarski called the meeting to order. Ms. Benson called the roll as follows:

ROLL CALL:

PRESENT: David H. Piekarski, Conrad Wagner, Howard Abel, Matthew Thiel, Terence J. Brown, Gregory Greiff and Christopher Chirdon

ABSENT: John Rihn, Liaison Member

TOWNSHIP SOLICITOR: Adam Ventura, Esq.

TOWNSHIP ENGINEER: Matthew Sebastian, P.E.

BUILDING CODE OFFICIAL/ZONING OFFICER: Robert Vita

RECORDING SECRETARY: Teresa M. Benson

APPROVAL OF MINUTES – June 15, 2020

Approval of minutes was tabled until next meeting.

REPORT OF BOARD OF COMMISSIONERS MEETING:

July 14, 2020

Mr. Wagner stated that he attended but there was nothing acted upon.

Mr. Ventura stated that there was a brief Executive Session held at 7:00 p.m. to discuss legal matters.
OLD BUSINESS:

Site Development – Scioto Properties SP-16 LLC– 444 McElheny Road – Fifth Ward – Lot & Block 433-R-120

Jeffrey Ries, Esquire, 381 Daily Drive, North Huntingdon, PA 15642, present on behalf of the applicant, stated that the lot consolidation that was previously discussed would not be moving forward and the business would not increase in size. There will be regular trash can receptacles that will be kept indoors. There will be no floodlights; only residential lighting with a possible spotlight on the house. The stormwater management plan will be prepared and finalized by the next Township meeting. There are plans for a generator in front of the building

Ed Urban, 1310 First Street, Level Green, PA 15085, also present on behalf of the applicant, spoke about the sprinkler system and fire alarm. The system will be monitored if required by code. ADA vans will be used to move people when necessary. They plan to keep the shrubs trimmed to enable a clear view in both directions, and the driveway will remain the same size.

Upon questions by Mr. Piekarski concerning medical waste, Mr. Ries replied that medical waste would be disposed of following guidelines from the Department of Human Services.

The Board requested a “natural screen” such as vegetation or some trees be added.

Patrick Murray, 450 McElheney Road, Glenshaw, PA 15116, stated he believes the current plans violate Shaler’s parking code. He also believes a stormwater easement instead of a lot consolidation as previously submitted is “shortcutting” the process and cutting corners. He has concerns about water run-off going into his land, that their driveway is too narrow and
their parking lot would go over the property line. He is also concerned about where people would be parking.

Mr. Sebastian and Mr. Vita both commented that the current plans all comply with Shaler's codes, including the stormwater plan. Mr. Piekarski reiterated that the number of residents is now down from eight to six.

Marco Bonati, 232 Lucille Street, Glenshaw, PA 15116, requested a copy of the current plans. He also expressed concern that the stormwater run-off may affect the stream running through Fawcett Park. Mr. Sebastian stated the Township is sensitive to the issue and the installation of rocks as prescribed in the Small Projects Guidelines should improve the situation.

No further public comments for or against

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

Motion carries - 7 to 0

Anthony Ferraro, 218 Markle Road, Rostraver Township, PA 15012, 412-315-5278, explained the procedure for PennDOT approval of the billboard. They have filled out the 9-page form online and need to submit the Township’s approval with the form in order for PennDOT to approve it.

Mr. Thiel expressed concern that travelers driving southbound on Route 8 will be distracted by the flashing billboard. Mr. Ferraro responded that they use a process called “snap & replace” where there are no flashing lights, but rather one image just replaces another image. Mr. Thiel requested PennDOT approval before the Township grants their approval.
Mr. Ferraro stated he would speak to Shane Rose and attempt to get something in writing stating PennDOT would approve it.

Mr. Brown asked if bollards or another form of crash prevention would be feasible. Mr. Ferraro stated that they would be willing to do what is necessary to make the Township more comfortable concerning safety, including not putting the billboard on the southbound side. He also stated he would try to get information concerning safety data.

Mr. Sebastian stated that according to the survey submitted, the billboard meets the Township’s codes.

Mr. Piekarski suggested the Township wait for further information before voting for final approval.

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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. He stated that on advice of the Township, he had already installed five concrete planters and plans on installing six more.

No public comments for or against

Motion for Final Approval made by Mr. Abel and seconded by Mr. Greiff.

Motion carries – 7 to 0

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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, as well as Mr. Mark Reidenbach from Gateway Engineers, 100 McMorris Road, Pittsburgh, PA 15205.

Mr. Powell stated that they had addressed the concerns expressed by the Township at the June 15th meeting.

Mr. Brown questioned the green wall concept. Mr. Powell responded they are exploring whether to have plants growing up the wall or having them planted on the wall.

Mr. Powell confirmed that it was determined the bridge was indeed on Zamagias’ property. Mr. Reidenbach reiterated that upon inspection, it was determined that one of the beams was deficient which is why the bridge is half-width at this time. They are currently developing a rehabilitation plan but the side that is open is safe for traffic.

Mr. Wagner questioned how long they expect the repairs to take. Mr. Reidenbach responded that at this time, they are still doing an analysis and then will have to wait for the beam to be manufactured, so it is unclear how long the process will take.

Mr. Wagner also requested additional landscaping. Mr. Powell agreed to explore their options for additional landscaping. Mr. Reidenbach reiterated that while they would like to put more landscaping in the shaded areas of the parking lot, it is doubtful that plants/vegetation would be able to survive.

Mr. Brown questioned the placement of parking spaces on the side of the building. Mr. Powell explained that the side spaces were employee/overflow parking and that each of the four new subdivided parcels had back entrances. He also explained that there is a new public water tap for the new sprinkler system and the FDIC would be at the rear of the house.

Mr. Chachula further explained the new sprinkler system.

Mr. Brown questioned the traffic patterns in the parking area. Mr. Powell explained the signs and directional arrows that
have been placed to try to alleviate the confusion of where to turn.

Mr. Sebastian commented that one new dumpster area was noted on the plans.

No public comments for or against

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

Motion carries – 7 to 0

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

Request tabled

NEW BUSINESS - None

ADJOURNMENT:

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

Motion carries – 7 to 0

MEETING ADJOURNED AT 9:03 P.M.

Terence J. Brown
Secretary

Minutes prepared by Teresa M. Benson, Registered Professional Reporter.