The Regular Meeting of the Shaler Township Planning Commission was held on August 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, Terence J. Brown, Christopher Chirdon and Gary Wilson, Fire Liaison

ABSENT: Matthew Thiel and Gregory Greiff

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

BUILDING CODE OFFICIAL/ZONING OFFICER: Robert Vita

RECORDING SECRETARY: Noreen A. Re

APPROVAL OF MINUTES – June 15, 2020, and July 20, 2020

Motion to approve the revised minutes of June 15, 2020, made by Mr. Brown and seconded by Mr. Abel.

Motion carries – 5 to 0

Motion to approve the minutes of July 20, 2020, made by Mr. Wagner and seconded by Mr. Chirdon.

Motion carries – 5 to 0

REPORT OF BOARD OF COMMISSIONERS MEETING:

August 11, 2020

Mr. Piekarski stated he was at the meeting. The Board gave final approval to the Scioto Site Development with four conditions; limiting residents to six, the stormwater management plan, landscaping buffer and easement across both lots. The Board also gave final approval to Mastic Trail Brewing subject to lighting kept on the property and outdoor music on Saturdays running from 2:00 p.m. to 4:00 p.m. or 2:00 p.m. to 6:00 p.m. The Site Development at 880 Butler Street was also given approval.
OLD BUSINESS:


Mr. Buddy Swisshelm, 4513 Hilty Road, Murrysville, PA 15668, was present on behalf of the applicant. Mr. Swisshelm went through in detail the permitting process with the state. He stated the state will not issue a permit until there is a local permit attached to the application. Both permits are needed. Upon inquiry by Mr. Piekarski, Mr. Vita concurred regarding the process.

Mr. Wagner questioned why the application indicated it was not for a digital sign. Mr. Swisshelm stated originally it was not going to be a digital sign. He stated it was definitely a digital billboard.

Mr. T. J. Clark, 107 Richard Drive, Pittsburgh, PA 15237, 412-848-7689, installer of the sign, was present. He described the bollards in detail that would be around the sign for protection. They are 4 feet in the ground and 4 feet out of the ground and filled with cement. They are painted caution yellow for visibility. The column on the sign itself is a 20-inch column installed 14 feet in the ground. Mr. Brown indicated the information needs provided in an engineered drawing. Mr. Clark also indicated boulder-type landscape barriers could also be installed.

Mr. Swisshelm also went through the numbers of billboards in the State of Pennsylvania. There are 126 digital billboards in Allegheny County. He provided information regarding accidents related to those billboards. Mr. Piekarski indicated the concern is with the sight lines and the short distance as you come around the bend traveling south on Route 8. Mr. Swisshelm provided a study done by the National Highway Association. He stated the study indicated that the digital signs “did a wonderful job in alerting drivers, keeping them awake.”

The billboards show the message for 7-8 seconds with no motion or movement. Mr. Swisshelm stated he did not find any locations where it was said the sign caused an accident. The billboards are called “snap and erase.”
No public comments for or against

Motion for Final Approval with the condition that the engineering drawings are updated to include the bollards made by Mr. Abel and seconded by Mr. Chirdon.

Motion carries – 5 to 0

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

NEW BUSINESS:


Mr. Joseph Suppa, 2917 Claridge Drive, Allison Park, PA 15101, 412-973-1786, was present. Upon inquiry by Mr. Piekarski if the item on the engineer's report regarding the approval of the language and related stamp space for the township engineer was addressed, Mr. Vita stated they have spoken with the surveyor; and the plan is forthcoming.

Mr. Wagner commented that it appeared that they just wanted to straighten the lot line out. Mr. Suppa agreed. There are no structures that will be affected.

No further public comments for or against

Motion for Preliminary and Final Approval made by Mr. Brown and seconded by Mr. Wagner.

Motion carries – 5 to 0

Site Development – Blue Dot Tire – 1101 William Flynn Highway – Fourth Ward – Lot & Block 356-N-50

Mr. David Small, 814 Vista Street, Pittsburgh, PA 15212,
412-689-9981, owner of Blue Dot Tire, was present. He described his request in detail. The tires will be shredded into a dumpster from inside the building. There will be no old tires outside at all. Any tires left outside will either be in a trailer, C-can or dumpster. Mr. Small stated he currently owns a wholesale facility, but he purchased his tire provider. He will now be shredding the tires, also.

Upon inquiry by Mr. Piekarski, Mr. Small stated he has addressed the five items on the engineer's report except the parking and lighting. He stated there will be lighting outside along the building and then a post at the center of the parking.

Mr. William Kelman, 183 Hitzel Hill Road, Sewickley PA 15143, 412-292-7149, property owner of 1101 William Flynn Highway, was present. Mr. Kelman indicated he spoke to Mr. Sebastian about the lighting and stated he would comply with whatever is required. Mr. Vita stated they have not received any further submittals since the engineer's report.

Mr. Piekarski commented they are also looking for PennDOT approval of the traffic impact study that is going to be needed, along with landscaping and sight screening. Mr. Kelman stated it is an industrial lot with a gravel laydown, so not a tremendous amount of landscaping. He stated he has retained an engineer, and they will prepare a proper plan. Mr. Piekarski also mentioned the need for a sprinkler system and a concern for pollution in the creek. Mr. Kelman stated they are outside the flood zone. He indicated he would have the engineer address the matter.

Mr. Piekarski also commented that the location of the dumpster and the screening needs shown on the plans. Mr. Wilson suggested having a fire suppression system or extinguishers. Mr. Small stated the machinery will be located outside the building. The conveyor will bring the tires in to be shredded and then into the dumpster. The dumpsters will be rotated daily. Shredded tires will be at the site for no more than two days. There is a fire hydrant on site that is some distance from this particular building. Mr. Kelman stated he would have the engineer include the fire hydrant on the drawings.
Mr. Kelman also commented that access to this site is going to be greatly improved by the traffic light at the main entrance. Mr. Kelman expressed his concerns regarding the proposed billboard. Mr. Piekarski concurred the billboard was a concern. Mr. Kelman indicated he would discuss the matter with PennDOT. Mr. Chirdon stated he checked PennDOT's accident tracker for this area and found there are a lot more accidents at the Fall Run intersection. There will be easy fire truck access to the site.

Upon inquiry by Mr. Abel regarding concern of fire runoff into the creek, Mr. Kelman suggested concrete blocks. Mr. Kelman stated he would bring that matter up to the engineer, also.

Upon inquiry by Mr. Wagner regarding the water tower, Mr. Kelman stated currently it is being used as an antenna for cell phone towers. He stated when they find someone to go up and paint over it, they will repaint it. There are no plans to use the tower other than for cell phone purposes.

Mr. Small also mentioned he is in contact with a paper mill in Maine that burns tires. Mr. Small's operation does not remove the metal, but just chops up the finer pieces that the paper mill burns in their plant. Instead of taking these pieces to the dump, Mr. Small indicated they plan on possibly baling them and shipping them to Maine so they would not have to pay to get rid of them.

Upon inquiry by Mr. Chirdon, Mr. Small stated there are no emissions. They are just grinding the tires up. There is no heating of the tires.

Mr. Piekarski requested a site visit of Mr. Small's Reserve Township facility. Mr. Small was in agreement. Mr. Piekarski stated before the plan would be approved, all of the information detailed this evening would need shown on the plans. He stated if everything was in order, at least preliminary approval could be given at the next meeting.

Upon inquiry by Mr. Abel, Mr. Small indicated the tires were only being chopped up and not ground for landscape material.
ADMINISTRATION - None

ADJOURNMENT:

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

Motion carries – 5 to 0

MEETING ADJOURNED AT 8:21 P.M.

Terence J. Brown
Secretary

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