

SHALER TOWNSHIP PLANNING COMMISSION
March 21, 2016

The Regular Meeting of the Shaler Township Planning Commission was held on March 21, 2016, at 7:30 p.m. Mr. Wagner called the meeting to order. Ms. Benson called the roll as follows:

ROLL CALL:

PRESENT: Conrad Wagner, Terence J. Brown, Howard Abel, Gregory Greiff and Chip Pearson

ABSENT: David H. Piekarski, Matthew Thiel and Drew Gerst, Liaison Member

TOWNSHIP ENGINEER: Matthew Sebastian

BUILDING CODE OFFICIAL/ZONING OFFICER: Robert Vita

RECORDING SECRETARY: Teresa Benson

REORGANIZATION OF THE BOARD

Motion to nominate David H. Piekarski as chairman made by Mr. Wagner and seconded by Mr. Brown.

Motion carries – 5 to 0

Motion to nominate Conrad Wagner as vice chairman made by Mr. Abel and seconded by Mr. Pearson.

Motion carries – 5 to 0

Motion to nominate Terence J. Brown as secretary made by Mr. Wagner and seconded by Mr. Greiff.

Motion carries – 5 to 0

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APPROVAL OF MINUTES – November 16, 2015

No additions or corrections made. Minutes approved.

REPORT OF BOARD OF COMMISSIONERS MEETING:

Meetings: December 8, 2015; December 30, 2015; January 4, 2016; February 9, 2016; March 8, 2016

Mr. Wagner stated he was unable to attend any of the meetings. He inquired as to the status of Burger King. Mr. Vita stated the demolition is completed. Footers are dug, and they are coming out of the ground now. Nothing has been done regarding Three Rivers Harley-Davidson.

OLD BUSINESS - None

NEW BUSINESS:

Site Development – Shaler Area School District - Titan Track and Field Renovations – Mt. Royal Boulevard

Mr. Wagner indicated a letter was received requesting the matter be tabled. Mr. Brown read comments received from Mr. Thiel as follows:

MR. BROWN: "Okay. This is an e-mail to the chairman regarding the Site Development plan for the Shaler Area School District. This is from Matt Thiel, not present today, read into the minutes. There are five items that he talks about, and I will give them numerically:

“1. We should not move for preliminary or final approval until complete lighting plans are submitted. Without these, we will not know if the existing standards will support the new lights, or if additional demolition and excavation will be required to the site.

“2. Did the School District get an erosion plan for the site? With the change in grading, how will this affect rain runoff? The visitor stands are so close to the cliff edge, we cannot afford to have any additional erosion on the site.

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“3. It appears that under the turf will be additional drainage that ties into the old drainage system. Will the existing drainage system be able to handle the additional flow from the new system?

“4. Is the turf combustible or flame retardant? Will any additional fire protection or hydrants be required as a result of the composition of the field? What about additional egresses for fans?

“5. There have been some recent reports regarding turf fields and possible links to cancer. I'm not sure if this has been fully vetted or not, and what kind of field this actually is. I am also not sure if this decision lies with the School District, Township Commissioners, or Planning Commission.”

Mr. Brown further stated Mr. Thiel suggests more information should be provided prior to a decision being made.

Mr. Sebastian stated he received responses to Mr. Thiel's comments from the design team. They will be submitting drawings specific to the lighting plan. The project is under review at the state for an MPDES permit, which will cover the erosion portion of the plans. A copy of the approved plan will be provided to the township as soon as it is available. The drainage under the turf is going to the existing drainage system that is part of the stormwater management plan, which Mr. Sebastian has reviewed. They submitted a separate stormwater management report and associated plan. Everything checks out with the stormwater regulations. No additional water will be sent to the storm drainage system that is not already going there presently. There should be more infiltration with the plans as they are shown.

Regarding the turf being combustible or flame retardant, an artificial turf system, according to the Synthetic Turf Council, has significantly improved fire-resistant qualities and characteristics. Additionally, they have a fire hydrant on the north side of the home bleachers. No change in egress pattern is planned. Regarding turf fields and a link to cancer, Mr. Sebastian stated there is information on the Synthetic Turf Council's website in this regard.

Regarding the Rogers School, they have submitted a stormwater management report and plan, but have not submitted a full plan set yet. Mr. Sebastian indicated it should be received soon

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for review at the next meeting. Mr. Vita stated minimal interior demolition has begun.

Regarding the stadium project, Mr. Brown inquired if there are any thresholds that are met where they have to review other things such as ADA access and that kind of thing. Mr. Sebastian stated he was not familiar with ADA regulations. Mr. Vita indicated with the scope of work it wouldn't be involved. The visitors' bleachers are totally compliant. They are new and under the accessibility requirements. The stadium is handicapped accessible.

Mr. Greiff inquired if there were any other considerations to other methods with the runoff. Mr. Sebastian stated their goal is to meet the township stormwater regulations. Everything is moving towards putting things in the ground, infiltration as much as possible. Mr. Sebastian described the drainage in detail. There are safeguards for overflows.

Upon inquiry by Mr. Brown, Mr. Sebastian indicated there is nothing specific to reinforcing the track for vehicular traffic. He indicated he has not looked into the matter specifically. Mr. Vita stated the existing sub-base and asphalt will handle vehicular traffic. It is the part that is above that that is not conducive to sitting and spinning. Stretchers are used in emergencies.

ADMINISTRATIVE:

Proposed Wind Turbine Ordinance

Mr. Pearson stated he felt the document needed refined and more specific as to what is hoped to be accomplished. Mr. Abel stated it cannot be higher than 45 feet total. Mr. Greiff stated that was for lots smaller than one-half acre. Mr. Brown indicated he did not see a maximum height. Mr. Greiff inquired as to whether the tower could be used for other purposes. Mr. Vita stated signs would be covered under the sign ordinance and antennas would be covered under the telecommunications ordinance. Neighboring communities have similar ordinances. Mr. Vita stated this was for the vertical turbines only.

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Mr. Brown addressed the lack of definitions, penalties, appearance, insurance, inspections and lighting. Mr. Vita reiterated that it is a vertical wind turbine. It rotates internally. Blades are not blades exposed. Placement was also discussed. Mr. Vita stated if anyone had comments, they can be forwarded to him.

ADJOURNMENT:

Motion to adjourn made by Mr. Brown and seconded by Mr. Pearson.

Motion carries – 5 to 0

MEETING ADJOURNED AT 8:15 P.M.

Terence J. Brown
Secretary

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