

**SHALER TOWNSHIP PLANNING COMMISSION**  
**June 20, 2016**

The Regular Meeting of the Shaler Township Planning Commission was held on June 20, 2016, 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, Chip Pearson and Drew Gerst, Liaison Member

**ABSENT:** Matthew Thiel and Gregory Greiff

**SOLICITOR:** Harlan Stone, Esq.

**TOWNSHIP ENGINEER:** Matthew Sebastian

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

**RECORDING SECRETARY:** Noreen A. Re

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**APPROVAL OF MINUTES – May 16, 2016**

**Motion to approve made by Mr. Pearson and seconded by Mr. Abel.**

**Motion carries – 5 to 0**

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**REPORT OF BOARD OF COMMISSIONERS MEETING:**

**June 14, 2016**

Mr. Piekarski had no report.

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**OLD BUSINESS:**

**Proposed Wind Turbine Ordinance**

Following discussion it was decided to have the wording be “an accessory use in commercial and industrial districts” and eliminate all references to residential. The consensus was turbines only to be allowed in the industrial corridor and picking up the commercial area down to Etna. Mr. Stone stated he did not believe noise would be a factor for surrounding areas. Per Mr. Thiel’s request, Mr. Piekarski suggested limiting the noise to less than 50 dBA at a distance of 10 feet as a reference point. The height cannot be higher than 45 feet, which is the standard. Removing the lot size language was discussed.

Protection against climbing of nonauthorized persons was addressed. Mr. Stone indicated he would add language requiring a six-foot fence. Only one turbine will be permitted per lot. Regarding other devices being affixed to the turbine, language will be included to read “No more than one tower shall be located on a property to serve a single commercial structure.”

Regarding lighting, Mr. Stone stated Section 14 addresses lighting complying with federal, state or local laws. Federal law is the FAA. Regarding appearance, Mr. Stone suggested language requiring the owner to make it as “inconspicuous as possible.”

Regarding insurance, Mr. Stone stated a hold harmless indemnification clause or general release with no less than \$1 million in coverage is appropriate. Regarding having the ordinance address electromagnetic interference, Mr. Stone stated the broader the language, the better. He said that would be covered under complying with federal regulations. If interference was not covered in the federal laws, Mr. Stone stated he would add that. As an accessory use, the turbine can only be used by the person who occupies the principal building. Selling power back to the power company cannot be prevented. All references to residential use will be deleted.

The definition of “nonparticipating landowner” will come out. Definitions for “interconnected” and “off grid” will be included. They

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are to be inspected once a year by a certified engineer at the owner's cost and submitted to the township.

Color was discussed at length. Mr. Abel suggested neutral colors with a flat finish. Everyone was in agreement. The language will be "neutral colors, flat finish and inconspicuous."

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**NEW BUSINESS:**

**Site Development – Arnold and Nora Peace – 1509 Mt. Royal Boulevard – Lot & Block 355-P-12 – Fourth Ward**

Ms. Robin Brady, Hampton Technical Associates, 35 Wilson Street, Pittsburgh, PA 15223, was present on behalf of the applicants. She stated they still have to submit a lighting plan and updated landscape plan. Regarding Item No. 4 of the engineer's letter, Ms. Brady stated currently there is nothing separating the staff parking from the public parking. She suggested a row of low hedges. Mr. Vita stated a hedge row would be sufficient.

The stormwater outflow pipe will be a 15-inch pipe, which is an adequate size. There is no dumpster, just trash cans. Ms. Brady stated she would advise them to fence them in. Regarding the question of the second floor office being accounted for in the parking calculation, Ms. Brady stated the upstairs will just be an expansion of Ms. Peace's office. Mr. Sebastian stated if that office space by the zoning code only requires two parking spaces, then it is covered and just needs to be shown as part of the calculation.

The stone type for the gravel bed will be shown on the final revision of the plans. The inflow and outflow pipes in the tank sections will also be shown on the final revision of the plans. The discrepancy in the access points of the tank section will be corrected.

Regarding lighting in the parking lot, Ms. Brady inquired if there could be lighting installed on the garage instead of erecting a pole. Mr. Vita stated as long as the light is kept on the property. Upon inquiry by Mr. Brown, Mr. Sebastian stated neither of the alleyways are open. The retention pond is already existing and described in detail in the stormwater management report. The plan for stormwater

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management should greatly reduce the amount of what is coming out of this system and down the stream. Fencing around the retention pond was discussed. Mr. Sebastian stated he would look into the matter and see if it is required.

**Motion for preliminary approval made by Mr. Brown and seconded by Mr. Wagner.**

**Motion carries – 5 to 0**

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**Lot Line Revision – Robert Casey – Hoffman Street – Lot & Block 355-P-37, 355-P-40, 355-P-43 – Fourth Ward**

Mr. David Weeber, Hampton Technical Associates, 35 Wilson Street, Pittsburgh, PA 15223, was present on behalf of the applicant. Mr. Weeber stated it was a simple lot line revision needed for a new garage. There will be no change in ownership of the property.

**Motion for preliminary and final approval made by Mr. Wagner and seconded by Mr. Abel.**

**Motion carries – 5 to 0**

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**ADMINISTRATIVE - None**

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**ADJOURNMENT:**

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

**Motion carries – 5 to 0**

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**MEETING ADJOURNED AT 8:39 P.M.**

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**Terence J. Brown**  
**Secretary**

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