

M I N U T E S
SHALER TOWNSHIP ENVIRONMENTAL & LAND USE COMMITTEE MEETING
TUESDAY, MARCH 22, 2022

The meeting was called to order at approximately 6:36 p.m. by Commissioner Iozzo. He announced that the meeting was being taped and asked the Secretary to call the roll as follows:

PRESENT: Iozzo, Fisher, Boyle
ALSO PRESENT: Commissioners Cross, Mizgorski and Wagner; Timothy Rogers, Manager; Judith Kording, Assistant Manager; Harlan Stone, Solicitor; Sean Frank, Chief of Police; Robert Vita, Code Enforcement Officer; Amanda Jennings, Assistant Finance Director; Elaina DiBucci, Admin. Assistant

New Business:

Discussion on Ordinance #1965 Short Term Rentals

Mr. Rogers stated the Township drafted this ordinance and since this ordinance has been legally advertised and open for reviews, the Township has been approached by the public explaining their thoughts on this ordinance.

Hal D. Coffey - Clark Hill Attorney – One Oxford Centre 301 Grant Street, 14th Floor Pittsburgh, PA 15219, representing property owners in Shaler Township at 412 Heights Drive in the R3 district. **Mr. Coffey** stated he has completed work in other Townships and specifically in Moon Township where they recently passed their ordinance regarding this issue, and they set up ‘permitted as of use’ in one of their districts and then ‘conditional use’ in other districts that already have been set up for apartments. He provided the Board with a handout showing what terms they set on their ordinance. **Upon inquiry from Mr. Rogers, Mr. Coffey** stated that the drafted ordinance explains a ‘conditional use’ is only permitted in the R5 District and he is asking that any district that allows for apartments, would allow for ‘conditional use’ with the conditions spelled out with specific terms. **Mr. Stone** stated the Board has been discussing the definition of 90 days and as he completed more research into different ordinances, he has not seen Moon Township’s yet and will review it.

Property Owner of 412 Height Drive, Amagu Homes LLC, Chibukem “Chibi” Ironnah was the present representative of the ownership who is speaking on behalf of this property.

Mr. Ironnah stated they use this property for short term rentals. He stated they cater to families and professionals in the area. He confirmed that it is not owner occupied. He explained the night there was an issue there at this property, he was in contact with one of the police officers and he called the renters to explain the complaints they have received. He stated they have noise modifiers at this property and they were not happy with the noise levels later that night there, so he called the police officer again, and **Mr. Ironnah** and the police officer showed up to the property. **Mr. Rogers** stated there should be a limit on people allowed in the rental based on size and bedrooms and specified that they are not meant for parties. **Mr. Rogers** stated the party at this rental caused many issues with the neighborhood as they were very loud and there were cars blocking people’s driveways. **Mr. Ironnah** stated that they have house rules for this rental property and what happened, was not permitted there, so they contacted Air BNB regarding this situation and gave the renters the lowest rating possible so they cannot rent there again, and Air BNB advised them to contact the police and that is what he did. **Upon inquiry from Mr. Stone, Mr. Ironnah** has been the owner of this property for 1 year and has been renting out 7-8 other properties since college throughout various areas in the Pittsburgh area. **Mr. Rogers** stated the Board is trying to develop the ordinance to clarify these problems discussed. **Mr. Stone** stated a single-family district was under consideration and the courts language was very broad compared to specifically single

family. He thinks the reason why he initially put it in R5 was for the reason discussed, it is consistent with an apartment district. He also stated that enforcement has been the biggest issue because there aren't specific conditions to be enforced, so that is what the Board is figuring out currently. **Upon inquiry from Mr. Cross, Mr. Ironnah** stated he did not contact Shaler Township prior to listing this rental on the Air BNB site, he stated his real estate agent made him believe Shaler Township was short term rental friendly.

Lawyer Gusty Sunseri was present representing his client, Susan Kashani, who is the owner of property 1066 Saxonburg Blvd.

Mr. Sunseri stated Ms. Kashani lives in California and has owned the property for a very long time and occasionally uses it as an Air BNB. He stated that this sounds like it is about regulation instead of elimination. He recommends that specific guidelines be set in place to regulate this process of short-term rentals in the Township.

Mr. Rogers stated it is very helpful to hear what other municipalities are doing and comments and concerns from residents. **Mr. Vita** stated he and his Assistant, Anita Frank, compiled some of the municipalities in surrounding areas and how they are dealing with short term rentals, he provided the Board with a handout. Mr. Vita stated that the Township's Ordinance clearly defines boarding houses and that includes bed and breakfast facilities, which are only permitted in a general commercial district.

Mr. Rogers stated this Ordinance for Short Term Rentals will be tabled and under further consideration by the Board of Commissioners to discuss the possibility of some options if the Board wants to continue with options as there are still members of the Board that are not willing to consider options. He recommends one more month of review.

Mary Hartman, 1526 Butler Plank Road

Ms. Hartman stated she has spoken to a number of Air BNB hosts, specifically in Lancaster, PA and they stated that there is a lot of competition in other areas where these are more popular. Other states have permits that handle short term rentals like Louisville, Kentucky which was very clear and concise. **Upon inquiry from Mr. Stone, Ms. Hartman** stated she believes her rental has been so successful because of the owner's presence on the property and occupancy size, as it is limited to two guests and two parking spaces are provided for those guests.

Discussion on Ordinance #1966 Conversion of Single Family to Multiple Family Zoning

Mr. Rogers stated this ordinance has been under consideration for a brief period of time and the intent here is to prevent people from converting their single-family homes to multi-family homes in residential districts. **Mr. Stone** stated the Township current ordinance allows someone to convert a single-family into a multi-family by applying to the Zoning Hearing Board. The Zoning Hearing Board, under the current ordinance, has the authority under certain condition to allow a property owner to turn a single-family into multi-family. He stated the idea here is to remove that power of the Zoning Hearing Board to convert a single-family into a multi-family.

Mr. Boyle moved, seconded by Mrs. Fisher, to move Ordinance #1966 Conversion of Single Family to Multiple Family Zoning to the full Board of Commissioners for final approval. The motion was carried.

Possible approval for Allegheny County Vacant Property Recovery Program for 3 Ridge Avenue, Pittsburgh, PA 15223

Mr. Rogers stated the resident who is applying for this is an adjoining property owner and made an application to Allegheny County in August of 2020 and the Township just received this yesterday, so he is recommending that this is consistent with other resolutions passed by the Board for the purpose of conveying vacant property to an adjoining property owner. He stated this has been a property under much discussion with the Township because years ago the home on the property was torn down, so this is confirmed to be a vacant property.

Mrs. Fisher moved, seconded by Mr. Boyle, that Resolution Number 7-2022 for the Allegheny Vacant Property Recovery Program for 3 Ridge Avenue be recommended to the full Board of Commissioners for final approval. The motion was carried.

There being no further business, the Chairman asked for a motion to adjourn. **Mr. Boyle moved, seconded by Mrs. Fisher that the meeting be adjourned. The motion was carried.** The meeting adjourned at approximately 7:29 p.m.

Respectfully submitted,

Timothy J. Rogers
Manager

TJR:ed

MINUTES
SHALER TOWNSHIP FINANCE COMMITTEE MEETING
TUESDAY, MARCH 22, 2022

The meeting was called to order at approximately 7:30 p.m. by Chairman Boyle. He announced that the meeting was being recorded and asked the Secretary to call the roll. The Secretary called the roll as follows:

PRESENT: Boyle, Cross, Wagner
ALSO PRESENT: Commissioners Iozzo, Mizgorski and Fisher; Timothy Rogers, Manager; Judith Kording, Assistant Manager; Harlan Stone, Solicitor; Sean Frank, Chief of Police; Robert Vita, Code Enforcement Officer; Amanda Jennings, Assistant Finance Director; Elaina DiBucci, Admin. Assistant

New Business

Updated Fee Schedule

The first item of business was the updated fee schedule. **Mr. Rogers** stated this update to the fee schedule is for the mechanical device comparison updates. He stated it was brought to the Township's attention that they are charging over the value of mechanical devices like, pool tables and certain amusement electronic devices. He is recommending that the Township reduces the yearly cost of these mechanical devices to; pool tables and jukes boxes to \$150.00/year, claw machines to \$300/year, casino games to \$500.00/year and pinball and dart boards to \$75.00/year. **Mrs. Kording** stated the Township also added the picnic permit rental into the fee schedule as that was not previously included. **Upon inquiry from Mr. Cross, Mr. Rogers** stated these machines are typically for entertainment use only, and he is unsure if this is specific for anyone that owns a claw machine or if it is specific towards people and businesses that use it for profit, he will complete some research and get back to him.

Mr. Cross moved, seconded by Mr. Wagner, to recommend to the full Board of Commissioners the updated fee schedule as proposed. The motion was carried.

Updated Fixed Asset Policy

The next item of business was the updated fixed asset policy. **Mrs. Kording** stated that after meeting with the appointed auditor, Maher Duessel, regarding fixed assets, they recommended the Township moves the original fixed assets policy, which was adopted in 2009, where the threshold was \$2500, to increase the threshold to \$25,000. She recommends that this fixed asset policy be retroactive to include the 2021 calendar year.

Mr. Wagner moved, seconded by Mr. Cross, to recommend to the full Board of Commissioner the updated Fixed Asset Policy and to be retroactive to include the 2021 calendar year. The motion was carried.

Public Comment: No comments.

There being no further business, the meeting was adjourned. **Mr. Cross moved, seconded by Mr. Wagner that the meeting be adjourned at 7:36 PM. The motion was carried.**

Respectfully submitted,

Timothy J. Rogers
Manager

TJR:ed

MINUTES
PARKS AND RECREATION COMMITTEE MEETING
TUESDAY, MARCH 22, 2022

The meeting was called to order at approximately 7:36 p.m. by Commissioner Fisher. She announced that the meeting was being recorded and asked the Secretary to call the roll. The Secretary called the roll as follows:

PRESENT: Fisher, Mizgorski, Wagner
ALSO PRESENT: Commissioners Boyle, Cross and Iozzo; Timothy Rogers, Manager; Judith Kording, Assistant Township Manger; Harlan Stone, Solicitor; Sean Frank, Chief of Police; Robert Vita, Code Enforcement Officer; Amanda Jennings, Assistant Finance Director; Elaina DiBucci, Administrative Assistant

New Business:

Resident Presentation regarding weights at Crawford Pool

The first item of business was a resident presentation regarding weights at Crawford Pool. **Resident** was present at the meeting explaining what water weights are and why she believes they should be permitted in the pool. **Mr. Rogers** stated if the Township permits weights in the pool, it would be difficult to prevent kids from having toys and inner tubes in the pool. He stated the Township restricts the use of water weights and toys in the pool due to safety concerns and insurance requirements. Mr. Rogers also stated that weights are permitted as part of the adult water aerobics classes.

There is no further discussion recommended at this time regarding weights at Crawford Pool.

Discussion on Seadogs and Swim Club

The next item of business was the discussion on Seadogs and Swim Club at Crawford Pool. **Mr. Rogers** stated the Township has two groups that are competing for pool time at Crawford Pool. **Mrs. Kording** stated the Swim Club, and the Seadogs have come to a mutual agreement regarding divvying up of the limited early morning pool time. She recommends that the Township reaches out to both organizations and requires a roster of all members swimming for both the Swim Club and the Seadogs to make sure they have the proper membership to the pool and aligns with the Townships regulations they have established for Seadog members. **Mr. Rogers** stated there is a limited timeframe that is available to these organization and other activities that need to be finished prior to the pool opening. He stated the pool is typically busy from 8:00 AM until 8:00 PM and it is very hard to find management and staffing for these long days as well as water treatment. **Upon inquiry from Mrs. Fisher, Mrs. Kording** confirmed that along with the rosters that will need to be provided from both the Swim Club and the Seadogs, they will also need to provide proof of membership and residency for insurance coverage purposes.

There is no further discussion or motion required at this time regarding Seadogs and Swim Club as they have resolved this issue.

Grass cutting Bid Award

The next item of business was the Grass cutting Bid Award. **Mr. Rogers** stated the 3-year grass cutting contract was bid out recently with a mutually agreed upon extension of 2 years, each year separate. He stated the grass cutting bid is for cutting that the Township employees do not handle, primarily in some of the fields and playgrounds. He stated they are

trying to reduce the amount of work the public works crew must do in road preparation, like new pipe under the ground, and they are getting close to where they have replaced all pipe under the roads, so they can bring back some inhouse grass cutting in the future, but for now, they bid it out. The low bidder was Sport Turf Specialties, Ray Sprow, for \$645 a cut, which is for multiple property cuts.

Mr. Mizgorski moved, seconded by Mr. Wagner that the award for the contract from Sport Turf Specialties at their bid price of \$645 fixed for three years be recommended to the full Board of Commissioners for final approval. The motion was carried.

Recommendations for proposed Diving Club

The next item of business was the recommendations for the proposed diving club. Mr. Rogers stated the Township will be able to accommodate the proposed diving club from resident, Jeff Brown. He stated they will be there Wednesday evenings from 6:30 – 7:30 PM, with the exception of swim meets, adult swims or other scheduled events. The club will go from June 8th to August 17th (11 sessions). He stated if someone is a season passholder for Crawford Pool, there will be no additional charge, but if they are not the following pricing will apply for diving admission only; residents \$55 for the 2022 season and \$85 for non-residents for the 2022 season.

Mr. Mizgorski moved, seconded by Mr. Wagner that the proposed diving club as proposed be recommended to the full board of commissioners for final approval. The motion was carried.

Public Comments: No comments.

There being no further business, the Chairman asked for a motion to adjourn.
Mr. Mizgorski moved, seconded by Mr. Wagner that the meeting be adjourned at approximately 7:54 p.m.

Respectfully submitted,

Timothy J. Rogers
Township Manager

TJR:ed

M I N U T E S
SHALER TOWNSHIP PUBLIC SAFETY COMMITTEE MEETING
TUESDAY, MARCH 22, 2022

The meeting was called to order at approximately 7:54 p.m. by Commissioner Cross. He announced that the meeting was being recorded and asked the Secretary to call the roll as follows:

PRESENT: Cross, Boyle, Iozzo
ALSO PRESENT: Commissioners Mizgorski, Iozzo and Wagner; Timothy Rogers, Manager; Judith Kording, Assistant Township Manager; Harlan Stone, Solicitor; Sean Frank, Chief of Police; Robert Vita, Code Enforcement Officer; Amanda Jennings, Assistant Finance Director; Elaina DiBucci, Admin. Assistant

New Business:

ALCOSAN Act 537 Special Study Resolution

The first item of business was the ALCOSAN Act 537 Special Study Resolution. **Mr. Rogers** stated that ALCOSAN has dramatically increased their rates to \$9.73 per thousand gallon. As part of ALCOSAN's consent decree with the Environmental Protection Agency (EPA), they have to put in tunnels to convey sewage in a storm event only. **Mr. Rogers** stated ALCOSAN is going to be bringing in a tunnel machine to tunnel underneath the rivers to put in a 24-foot tunnel. He stated the tunnel that comes up the Allegheny River was originally proposed to cross in Lawrenceville, but their engineering staff decided that it was necessary to pick up A67 and A68, which are sanitary sewer main connection to the ALCOSAN trunk main, both of which are leaking significantly in a heavy rain event. The original tunnel design then got moved over to the Shaler Township side of the Allegheny River and it was going underneath the water wells of Hampton Shaler Water Authority (HSWA), which the Township did not agree with. Shaler Township and HSWA met with ALCOSAN to discuss this issue, so they now moved the tunnel to be parallel with Route 28. ALCOSAN will still be going through the Township's aquifer, so the Township is asking through a DEP requirement to indemnify the Township. The Township and ALCOSAN are in current negotiations regarding this issue. **Mr. Rogers** stated the Board was copied on a letter that he sent to ALCOSAN stating the Township objects to the primary location, they acknowledge their location to the move it to Route 28, but they still prefer them to take it to the Lawrenceville side. He stated it requires the Township to pass a resolution that states the tunnel meets the Township's zoning ordinances. This resolution acknowledges Allegheny County's Special Study and the Township is supporting Act 537 portion of the study that states they can run a tunnel that meets their zoning ordinances. The Township is still in negotiations with ALCOSAN.

Mr. Boyle moved, seconded by Mr. Iozzo that the Resolution for the ALCOSAN Act 537 Special Study be recommended to the full Board of Commissioners for final approval. The motion was carried.

Managers Comments:

Mr. Rogers stated it is the Chief of Police, Sean Frank's, birthday and wished him a happy birthday!

There being no further business, the Chairman asked for a motion to adjourn. **Mr. Boyle moved, seconded by Mr. Iozzo that the meeting be adjourned. The motion was carried.** The meeting adjourned at approximately 8:00 PM.

Respectfully submitted,

Timothy J. Rogers
Township Manager

TJR:ed

M I N U T E S
SHALER TOWNSHIP PUBLIC WORKS COMMITTEE MEETING
TUESDAY, MARCH 22, 2022

The meeting was called to order at approximately 8:01 p.m. by Commissioner Mizgorski. He announced that the meeting was being recorded and asked the Secretary to call the roll as follows:

PRESENT: Mizgorski, Wagner, Iozzo
ALSO PRESENT: Commissioners Boyle, Fisher and Cross; Timothy Rogers; Manager; Harlan Stone, Solicitor; Judith Kording, Assistant Township Manager; Sean Frank, Chief of Police; Amanda Jennings, Assistant Finance Director; Robert Vita, Code Enforcement Officer; Elaina DiBucci, Admin. Assistant

New Business:

Road Paving List for 2022

The first item of business was the Road Paving List for 2022. **Mr. Rogers** stated the 2022 Road Paving Project is currently out for bid with an estimated budget of \$1.442 million. He stated the Township estimates a 10% increase from last years paving due to increased cost of liquid fuels. The Township has reached out to other municipalities who have just opened their bids in the last couple of weeks, and they are within that 10% increase as well. **Mr. Rogers** stated there are currently 6 bid holders. The bids will be opened on April 6, 2022 with the intention of awarding the bid at the April 12, 2022 Board of Commissioners meeting. **Upon inquiry from Mr. Mizgorski, Mr. Rogers** confirmed the list of streets is from roads that the Township Engineer and Public Works Director that have been graded through the RoadBotics system.

There is no further discussion required at this time regarding the 2022 Road Paving.

Public Comments: No comments.

There being no further business, the Chairman asked for a motion to adjourn. **Mr. Wagner moved, seconded by Mr. Iozzo that the meeting be adjourned. The motion was carried.** The meeting adjourned at approximately 8:08 p.m.

Respectfully submitted,

Timothy J. Rogers
Township Manager

TJR:ed