

**PLANNING COMMISSION MEETING MINUTES
MARCH 16, 2006**

The regular meeting of the Planning Commission of the Township of Upper St. Clair, duly advertised and posted in accordance with law, was called to order by the Chairman at 7:30 P.M., Thursday, March 16, 2006, in the Board of Commissioners Meeting Room, 1820 McLaughlin Run Road.

PRESENT: Scott R. Slagle, Chairman
David Wade, Secretary
Joel Helmrich
James Sekela
Douglas L. Shuck

Shannon Miller, Planning and Zoning Administrator
Ruthann L. Omer, Township Engineer
Charles P. McCullough, Township Attorney
Kathleen R. Oberle, Recording Secretary

ABSENT: Marvin Haddox, Vice Chairman
Robert J. Ridge

PUBLIC: Approximately fifteen (15) persons.

**CONSIDERATION OF MINUTES OF THE REGULAR MEETING OF
FEBRUARY 16, 2006**

A motion was made by Mr. Wade, seconded by Mr. Sekela, and carried unanimously that these minutes be approved for filing as written.

Chairman Slagle announced that the Preapplication Conferences would be heard first on the agenda.

PREAPPLICATION CONFERENCE

HASTINGS VILLAGE – AMOS ORNER

The following representatives of the Homeowners' Association were present: Bob Kane, President; Leo Zini, Vice President and Bob Stevenson, Secretary/Treasurer. Mr. Kane explained that the clubhouse is no longer of any use to the residents and has become a burden in terms of maintenance and taxes. The property owners have voted unanimously to convert it into a single family residence for sale, which would bring the total number of units within this plan to thirty-seven.

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2.

By way of background, Mr. Zini explained that when Hastings Village was first developed, the developer had his office on the first floor and his residence on the second floor. They have obtained an appraisal from Barrone and Company for \$320,000. No external changes are planned. Mr. Zini questioned the meaning of “common open space.”

Ms. Miller explained that when this plan was developed, it was done under the Planned Residential Development procedure which requires the dedication of common open space in exchange for the grant of requested modifications. Mr. McCullough stated the Pennsylvania Municipalities Planning Code requires that common open space first be offered for dedication to the public. It is questionable as to whether or not the Township would want this property. He added that research must be done to determine if the original approvals required a minimum percentage of open space, whether the clubhouse was considered part of the open space, and if so, what impact its elimination would have on this requirement. Mr. McCullough offered to discuss this matter with counsel for the Homeowners’ Association.

**TROTWOOD EXTENSION PLAN NO. 9, REVISION OF LOTS 901 AND 903
KARL J. BAYER – 2081 OUTLOOK DRIVE**

Karl Bayer of 2081 Outlook Drive explained that he recently purchased the adjoining Lot 901 in Trotwood Extension Plan No. 9 from Mr. and Mrs. Bokan. He plans to consolidate Lot 901 into his Lot 903, eliminate his access from Outlook Drive, and install a driveway for access to Deer Meadow Drive. Upon completion, his lot would have a new street address of 206 Deer Meadow Drive and a new lot would then be created with access from Murdstone Road.

**1105 BOYCE ROAD – NEW PROFESSIONAL OFFICE BUILDING
BRIAN P. SHANAHAN**

Present to represent Brian Shanahan was Kevin Hays of the Hays Design Group Architects. He explained his client’s desire to construct an additional two-story 1,500 square foot office building behind the existing building. For optimum placement of the building, significant yard modifications would be required. Mr. Hays requested direction from the Planning Commission and it was suggested that the applicant consider what could be offered in exchange for any potential modifications.

NEW BUSINESS

RECOMMENDATION RE. FINAL DRAFT 2005 COMPREHENSIVE PLAN

A brief presentation was made by A.J. Schwartz of Environmental Planning and Design (EPD). He noted that some responses have been received on the Draft Plan which was forwarded to the adjacent communities, the School District and both Allegheny and Washington Counties. The final deadline for responses is March 30, 2006. Most comments received to date have been points of clarification.

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3.

Reference was made to the Official Map, which identifies all public lands now owned by the Township or required in the future for public improvement purposes. In effect, a moratorium is placed on properties identified on the Official Map in that the Township has one year from the date of application by a property owner to acquire the right-of-way or property needed for the improvements identified on the Official Map. A draft map was distributed to the Commissioners.

In response to a question by Mr. Helmrich concerning the recent publicity about the IB program, Mr. Schwartz replied that there should be no cause for concern as this relates to the statement within the Plan referencing the Township and School district working together.

At Mr. Wade's request, Mr. Serakowski explained that item number 15 on the Revised Action Items list is not intended to go beyond what is already proposed and the wording will be clarified to avoid future confusion.

A brief discussion ensued concerning the scheduled opening of the public hearing on April 3, 2006. Mr. Schwartz explained that there is no urgency to rush the public hearing process. Mr. Wade suggested that the Planning Commission take more time to receive and consider public comments that are due by the end of March at the April 20, 2006 meeting, at which time they can make a complete recommendation to the Board of Commissioners.

On behalf of CLS (Citizens for Land Stewardship), Annette Shimer of 1609 Terrie Drive, commended the staff and EPD for the excellent work done on the Plan. She noted that the Plan has been circulated to at least nine residents and more comments may be forthcoming. She called attention to several sections in the March 14, 2006 letter from CLS as follows:

- 11) Regarding signage requested modifying the recommendation to include the term "natural" so it reads "...signage related to the Community's historic and natural resources...."
- 13) Regarding the comprehensive parks, recreation and open space plan, they hope the Township will incorporate assessment and planning for outdoor, multigenerational recreational and educational pursuits including bird-watching, hiking, nature observation and environmental education.

Finally CLS requests that a definition for "active recreation" and "passive recreation" be included.

In answer to Mr. Helmrich's question as to whether CLS had any specific recommendations concerning what the signage should look like, Ms. Shimer replied they did not other than that it should be consistent. She offered to check further.

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4.

MOTION: THAT the Planning Commission table its recommendation on the Plan until the April 20, 2006 meeting to allow time to evaluate any additional public comments.

Motion by Mr. Wade, seconded by Mr. Shuck.

Discussion ensued concerning delaying opening of the public hearing to May 1, 2006. It was determined that the public hearing should be opened on April 3, 2006 and then continued to May 1, 2006 so that the Planning Commission may forward it's recommendation to the Board after the April meeting.

Mr. Wade noted that his original motion stands. The motion carried by unanimous voice vote, 5-0.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 9:05 PM.

Respectfully submitted,
Kathleen R. Oberle, Recording Secretary