

The regular meeting of the Planning Commission of the Township of Upper St. Clair, duly advertised and posted in accordance with the law, was called to order by the Director of Community Development at 7:30 PM, Thursday, March 17, 2016, in the Township Municipal Building Board of Commissioners Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Robert Stevenson
Joel Helmrich
Scott Slagle
James E. Sekela
Kevin Turkall
David Wade
Todd Burlingame
Adam A. Benigni, AICP, Director of Planning & Community Development
Ruthann L. Omer, P.E., Township Engineer
Chris Cahillane, on behalf the Township Attorney
Amy Martin, Recording Secretary

ABSENT: None

PUBLIC: Approximately 24

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF JANUARY 21, 2016

On motion by Mr. Sekela, seconded by Mr. Wade, carried by unanimous voice vote, 7-0, the minutes were approved for filing as written.

OLD BUSINESS

None.

NEW BUSINESS

PLC16-1301 – ZONING MAP AMENDMENT FOR REZONING OF GODWIN PROPERTY ON MAYVIEW ROAD FROM C-1 NEIGHBORHOOD COMMERCIAL TO R-3 MEDIUM DENSITY RESIDENTIAL

Adam Benigni stated that the applicant has requested to table their application until the next Planning Commission meeting on April 21, 2016.

MOTION: THAT the Planning Commission accepts the applicant's request to table PLC16-1301 - Zoning Map Amendment for Rezoning of Godwin Property on Mayview Road from C-1 Neighborhood Commercial to R-3 Medium Density Residential to the April 21, 2016 Planning Commission Meeting.

Motion by Mr. Wade seconded by Mr. Slagle, carried by unanimous voice vote, 7-0.

PLC16-0002 – TUSCANY POINTE – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

Kim Gales-Dunn, of J.R. Gales & Associates, was present on behalf of the Applicant, Jeffrey and Patricia Thomas, who were also present. Ms. Gales-Dunn also introduced Ralph Artuso, engineer for the Applicant and Eric Smith, architect for the Applicant. She gave an overview presentation of the proposed plan for tentative approval. Ms. Gales-Dunn highlighted the modifications requested in the application. She also touched on other aspects of the development such as the garages, bridge maintenance, and clubhouse uses. Ms. Gales-Dunn then turned the presentation over to Eric Smith for the architectural portion of the presentation.

Mr. Smith made comparisons to the aesthetic similarities in other Thomas Developments in the Township in relation to this proposed development. He commented that the Thomas's other businesses; J.T. Thomas Homes, Wellington Real Estate and Williamson and Jefferson would be located in the development's Clubhouses/rental office. Mr. Smith also commented on site grading, parking, elevation drawings, building layout, and building location indicated in the site plan in his presentation.

Mr. Burlingame asked about the roof height relative to their first submission (PLC15-0002). Mr. Smith replied that the grade stayed the same, but that the road on the east side of the development dropped a story. He further stated that the roof was 35 ft. from midpoint and the building size had been reduced.

Mr. Helmrich asked what impact the development would have on the homes on Wellington Drive. Mr. Smith commented that he saw minimal impact.

Mr. Turkall asked Mr. Smith to illustrate section cuts through the entire site for the next meeting so that everyone would be able to better understand the relationship. To which Mr. Smith agreed.

Mr. Helmrich asked if the office for the development could be moved to the McLaughlin Run Road side of the site. Mr. Smith replied that the grading would not allow it. Mr. Helmrich asked if there was any other location it could be moved to. Mr. Smith stated that they would look into buffering that area more.

Mr. Stevenson asked how the maintenance building would be used and if it would create noise for the residents. Mr. Smith replied that its primary use is to store mowers and other maintenance equipment for the development.

Mr. Helmrich asked if there was another location they could move the maintenance building to. Mr. Smith replied that the proposed location made the most sense for access by the onsite maintenance staff.

Mr. Burlingame asked for clarification of the dumpsters, storage and location. Mr. Smith stated that they would be sufficiently covered.

Mr. Sekela asked if they had a timetable for future development of their neighboring property in Bridgeville.

Jeff Thomas stated that it is currently a conservation district and it could potentially be developed into walking trails or be designated for other non-residential amenities. He said they did not have a timetable for development of that property currently and, as of now, are not planning to develop homes there.

Mr. Slagle asked if the Applicant would have any problems addressing staff comments, specifically from Gateway Engineers.

Ms. Gales-Dunn stated that they would have answers and revision submitted by March 23, 2016.

Mr. Stevenson asked if there were any questions or comments from the public.

Kathy Schwaba, of 1305 Wellington Drive, read her comments to the Planning Commission. Among them she stated her concerns with the modifications requested in the application. She cited sections of the Township Comprehensive Plan and the MPC (Municipal Planning Code) she related to this proposed development. She also read excerpts from letters from Kay Pierce, of Allegheny County Economic Development, regarding the development of this property. She also highlighted her concerns on fire safety and the aesthetic view and character of the neighborhood. She asked that the Planning Commission review the plans as carefully as possible to make sure the soil isn't unstable and the water runoff is handled properly. Lastly, she commented that she did not like that the roadway and parking pavement is less than 150 feet from the neighboring property. Mrs. Schwaba also asked if the proposed bridge into the development was privately owned.

Ann Shiry, of 1309 Wellington Drive, stated her concerns about the 40 degree slope on the hillside of the development and how the lighting of the complex would affect the neighborhood.

Jeff Whilhelm, of Reed Smith, was present as the attorney for Mr. Shiry. He commented on the modifications submitted with the application and the zoning of the neighboring properties.

Pat Deblasio, of Bridgeville Borough, commented that the Planning Commission should consider neighboring communities when approving a development on a roadway that is already overwhelmed by storm water and sewer flow.

Kim Gales-Dunn responded to the questions and comments from the public. Ms. Gales-Dunn stated that in regard to sanitary sewer questions, they have submitted a Planning Module for the development as well as pre and post development stormwater calculations. In regard to the letter from Kay Pierce, she clarified that the letter was in reference to the Comprehensive Plan for future land use, which calls for developments such as this on vacant land in the Township.

Mr. Slagle asked Ms. Gales-Dunn to comment on and clarify how they calculate the release rate of stormwater in the report. Ms. Gales-Dunn replied that they use the TR 55 formula and then she went on further explained the formula and calculation.

Mr. Wade and Mr. Burlingame both commented on the stormwater discharge and the mitigation of flash flooding in the development.

Mr. Helmrich asked if the Applicant intended to address the geotech items from Gateway Engineers review memo.

Ralph Artusso, of Construction Engineering Consultants, commented that the review comments from Gateway indicated that the geotech items should be addressed during the course of construction on site. He also commented that they will not be building on a steep slope and they would be stabilizing the slope.

Mr. Wade then made some clarifications on tentative approval versus final approval as it related to this application.

Mr. Wilhelm again asked to make comments to the Planning Commission. He cited Chapter 7 of the Pennsylvania Municipal Planning Code.

Mr. Sekela asked Mr. Benigni what lighting was permitted. Mr. Benigni stated that high pressure sodium is what the Township Code requires. He also commented that the lighting requirements will be listed in the final approval conditions.

Mr. Smith also replied to the public comments and questions. He stated that the lighting in the development would be shielded and have down lights. He also commented that there would be no exterior lighting and private lighting on the balconies.

Mr. Turkall asked if they had a photometric plan. Mr. Smith replied that they do have a photometric plan.

Mr. Smith further commented on fire protection including a sprinkler system in all the buildings. He clarified the difference between 40 percent grade versus 40 degree grade as stated in some public comments.

Mr. Helmrich asked Mr. Smith if they would make some considerations on moving the office building and possibly the amenities as well. Mr. Smith replied that they would review that suggestion and answer it quickly.

Mr. Turkall asked if Ms. Omer could comment on the possible impact on Bridgeville and the sewer system.

Ms. Omer stated that the DEP would approve the Planning Module and stormwater management plan. She also commented that there is no longer a moratorium by the DEP on approving Planning Modules.

Mr. Stevenson asked if there were any further questions and/or comments. There being none, a motion was made.

MOTION: THAT the Planning Commission recommends approval by the Board of Commissioners subject to submission by Wednesday, March 23, 2016 of four (4) sets of revised plans and supplemental materials addressing the comments in the Staff Report dated March 15, 2016, the Township Engineer's review memo dated March 15, 2016; the Township Traffic Engineer's Site Plan Review letter dated March 15, 2016 and the Township Traffic Engineer's Review of Transportation Impact Study Update memo dated March 15, 2016.

Motion by Mr. Sekela seconded by Mr. Wade, motion carried 6-0 with one abstention.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:45 PM.

Respectfully submitted,

Katie Stringent
Recording Secretary

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