

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 Vice Chairman at 7:30 PM, Thursday, April 28, 2016, in the Township Municipal Building Board of Commissioners Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Joel Helmrich
Scott Slagle
David Wade
Todd Burlingame
Adam A. Benigni, AICP, Director of Planning & Community Development
Jennifer Slagle, P.E., on behalf of the Township Engineer
Chris Cahillane, on behalf the Township Attorney
Katie Stringent, Planning and Zoning Coordinator

ABSENT: Robert Stevenson
Kevin Turkall

PUBLIC: Approximately 11

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF MARCH 17, 2016

On motion by Mr. Wade, seconded by Mr. Helmrich, carried by unanimous voice vote, 4-0, the minutes were approved for filing as revised through April 26, 2016.

OLD BUSINESS

PLC16-1301 – ZONING MAP AMENDMENT FOR REZONING OF 1320 MAYVIEW ROAD FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT AND R-LI LOW INTENSITY RESIDENTIAL DISTRICT TO R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

Mr. Steven Victor, of Victor Wetzel Associates, was present on behalf of the applicant Mr. Marty Gillespie, of Laurel Communities, LLC who was also present. Mr. Victor also introduced Mr. Terry Bove, of Bove Development on behalf of the applicant. Mr. Victor gave an overview presentation on the rezoning request to include the location of the property, the current zoning of the property, and the rezoning as highlighted in the 2015-2025 Township Comprehensive Plan. Mr. Victor also provided a potential illustrative plan of the property showing 35 townhouse units should the rezoning be approved.

Mr. Wade asked if one piece of property comprised both the C-1 and R-LI Zoning District. To which Mr. Victor replied in the affirmative.

Mr. Wade asked why the applicant was rezoning the entire tract of property and not just the portion comprised of the C-1 Zoning District to which Mr. Smith replied that is the applicant's intention to rezone the entire tract.

Mr. Slagle asked if the applicant intends to construct 35 townhomes should the rezoning be approved to which Mr. Victor replied in the affirmative.

Anthony Pica, 1213 Mayview Road, commented that he had concerns with the development to include the impact this development would have on traffic at the Chartiers, Lesnett, and Bank intersection and the traffic impacts on Mayview Rd., how many acres of the twelve acre site were being developed, possible settling of the soils on the site, and if the entirety of the property owned by Mr. Godwin was being redeveloped at this time or if only the 12 acre tract was being developed.

Mr. Gillespie replied to Mr. Pica that should the rezoning be approved the developer would be required to look into the necessity of a Traffic Impact Study in order to examine the traffic impact this potential development would have and that preliminarily a traffic engineer had looked at the site and indicated that 35 townhomes would have a minimal traffic impact.

Ms. Slagle further commented that the Township Traffic Engineer would review any traffic impacts.

Mr. Gillespie further stated that a permitted commercial development on this property would have a larger traffic impact, the developer intends to develop between four to five acres of the twelve acre site, and that he had ACA Engineering preliminarily look at the site soils.

Susan Wells, 1220 Mayview Road, asked who would be responsible for any necessary traffic improvements as a result of this development to which Mr. Gillespie answered that the developer would be responsible. Ms. Wells also inquired regarding the 50 foot landscape buffer and the developers requirements for landscape improvements.

Jeff Ruffing, 1311 Mayview Road, stated that he believes Mayview Road to be a racetrack and that the current noise level of traffic is unacceptable. Mr. Ruffing stated that he purchased his home due to its solidarity and he finds the current noise level to be unacceptable.

Amy Terhorst, 1311 Mayview Road, asked where her driveway is in relation to the proposed plan to which Mr. Gillespie presented a small sketch plan of the proposed townhome development and illustrated to Ms. Terhorst the location of her home and driveway.

Anthony Pica 1213 Mayview Road, commented on the condition of Mr. Godwin's property and asked that the Township require Mr. Godwin to maintain his property.

Kellie Kuhleman, 1374 Langport Drive, commented on the existing traffic congestion at the intersection of Chartiers, Lesnett, and Bank Roads as well as traffic concerns on Galaxy Circle.

Glenn Wells, 1220 Mayview Road, commented that the Godwin property is in disrepair.

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

MOTION: THAT the Planning Commission forward the Ordinance to the Board of Commissioners with a recommendation for approval.

Motion by Mr. Helmrich seconded by Mr. Wade, carried by unanimous voice vote, 4-0.

NEW BUSINESS

**PLC16-0004 – SIENA AT ST. CLAIR - OUTDOOR DINING - CONDITIONAL USE
APPROVAL**

Adam Benigni stated that the applicant has requested to table their application until the next Planning Commission meeting on May 19, 2016.

MOTION: THAT the Planning Commission accepts the applicant's request to table PLC16-0004 - Siena at St. Clair Outdoor Dining Conditional Use Approval to the May 19, 2016 Planning Commission Meeting.

Motion by Mr. Wade seconded by Mr. Burlingame, carried by unanimous voice vote, 4-0.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:15 PM.

Respectfully submitted,

Katie Stringent
Planning and Zoning Coordinator