

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 Secretary at 7:31 PM, Thursday, November 21, 2019, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: David Wade
Todd Burlingame
Robert Stevenson
Kevin Turkall
Adam Benigni, Director of Planning and Community Development
Michael Galet, on behalf of the Township Engineer
Chris Cahillane, on behalf of the Township Attorney
Christina Phlegar, Planning and Zoning Assistant

ABSENT: Joel Helmrich
Kimberly Smith

PUBLIC: Four (4)

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF AUGUST 15, 2019

On motion by Mr. Turkall, seconded by Mr. Burlingame, carried by a voice vote, 4-0, the minutes were approved for filing as written.

OLD BUSINESS

NONE

NEW BUSINESS

PLC19-1301 – ZONING TEXT AMENDMENT TO CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED “ZONING” TO ADD CONDITIONAL USES IN THE SB ZONING DISTRICT

Mr. Benigni explained the history of this case and described the proposed changes presented in the text amendment to the SB Zoning District. He further stated that nothing has changed with the text amendment since presented to the Board of Commissioners on July 1, 2019.

Mr. Benigni expressed that Staff has recommended that the Planning Commission recommend approval to the Board of Commissioners.

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

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

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

PLC19-0011 – DEFENDER PROPERTIES, LLC – 1140 BOYCE ROAD – NONRESIDENTIAL
PLANNED DEVELOPMENT – FINAL APPROVAL

Mr. Benigni gave a brief description of the proposed development, stating that the Board of Commissioners had recently approved the tentative application for Defender Properties, LLC on November 4, 2019. He further stated that Staff has recommended that the Planning Commission recommend approval to the Board of Commissioners subject to the applicant addressing minor outstanding comments from the Township Engineer and Township Traffic Engineer.

Ms. Kim Gales-Dunn, J.R. Gales & Associates, presented on behalf of the applicant giving a brief history of the property and overview of the project. She stated that the outstanding comments can be easily addressed and the plans will be resubmitted by the December 4, 2019 deadline. Ms. Gales opened the presentation to questions.

Ms. Ann Shiry, 1309 Wellington Drive, asked where the development would take place. Ms. Gales clarified the location, 1140 Boyce Road.

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

MOTION: THAT the Planning Commission recommend the Board of Commissioners grant approval for PLC19-0011 – Defender Properties, LLC – 1140 Boyce Road – Nonresidential Planned Development – Final Approval subject to submission by Wednesday, December 4, 2019 of four (4) sets of revised plans and supplemental materials addressing the comments in the staff report dated November 19, 2019.

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

PLC19-0010 – TUSCANY POINTE – PLANNED RESIDENTIAL DEVELOPMENT –
AMENDED TENTATIVE APPROVAL

Mr. Benigni stated that the Planning Commission will need to make a motion to accept the applicant's request to table.

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

MOTION: THAT the Planning Commission accept the applicant's request to table PLC19-0010 – Tuscany Pointe Planned Residential Development – Amended Tentative Approval to the December 19, 2019 Planning Commission meeting.

Motion by Mr. Burlingame seconded by Mr. Stevenson, 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 7:41 PM.

Respectfully submitted,

Christina Phlegar
Planning and Zoning Assistant