

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 Chairman at 7:33 PM, Thursday, June 18, 2020, in the Upper St. Clair Community & Recreation Center, located at 1551 Mayview Road, Upper St. Clair, PA 15241.

PRESENT: David Wade
Todd Burlingame
Kimberly Smith
Rachelle Vopal
Adam Benigni, Director of Planning and Community Development
Chris Cahillane, on behalf of the Township Attorney
Christina Phlegar, Planning & Zoning Assistant

ABSENT: Jake Polochak
Robert Stevenson
Joel Helmrich

PUBLIC: Twenty-six (26)

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF FEBRUARY 20, 2020

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

OLD BUSINESS

NONE

NEW BUSINESS

PLC20-0005 – HASTINGS VILLAGE PLAN REV. NO. 2 – AMENDED TENTATIVE AND FINAL APPROVAL

Mr. Tom Ayoob, representing the applicants, John and Teres Lucot, He explained the history of the property and the existing single-family dwelling's conversion from the community clubhouse. Mr. Ayoob further stated the applicant's intention for their property to adjust the buildable area.

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 PLC20-0005 – Hastings Village Rev. No. 2 – Amended Tentative and Final Approval subject to submission by Wednesday, June 24, 2020 of four (4) sets of revised plans and supplemental materials addressing the comments in the staff report dated June 16, 2020.

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

PLC20-1301 – ZONING MAP AMENDMENT FOR REZONING OF 169 MCMURRAY ROAD FROM R-2 SUBURBAN RESIDENTIAL DISTRICT TO C-2 HIGHWAY COMMERCIAL DISTRICT

Mr. Robert Max Junker, Babst Calland, on behalf of the applicants, Milt and Carol Hamel explained the history of this property and the intent to rezone the property from R2, Suburban Residential District to C2, Highway Commercial District. He further stated that the applicants have an agreement with KinderCare, a national child care provider in which the sale of the property is contingent upon a zoning change. Mr. Junker continued to express the positive qualities of the property and showed an example of a KinderCare facility.

Ms. Vopal questioned the size of the proposed KinderCare relative to the existing funeral home, as well as the history of lot consolidations on the property. Mr. Junker stated that more information will need to be obtained and Ms. Hamel explained that the property was expanded over time with no single-family dwelling demolitions.

Ms. Carol Hamel, 2337 Harrow Road, presented in support of the rezoning of 169 McMurray Road and expressed her view that the proposed change would be conducive with the Township's Comprehensive Plan.

Mr. Ron Hawkins, 2065 Hycroft Drive, discussed the importance of bringing new business into the community and gave a brief overview of the current state of businesses and the economy in the country and Township.

Mr. Milt Hamel, 2337 Harrow Road, expressed that Hamel Mortuary has endeavored to serve the community for as long as it has existed and stated that if KinderCare were to buy the property, they would be an asset to the community. He also expressed his thanks to those that were present at the meeting in support of the application.

Mr. Ed McGough, 115 Cypress Drive, expressed his support for the rezoning of 169 McMurray Road. He then questioned the practicality of access for the property, discussion ensued.

Ms. Donna Hill, 119 Cypress Drive, questioned the size of a potential KinderCare. Mr. David Wade clarified that the application is for the rezoning of the property, not any land development. He further explained that a rezoning would open the property to any use permitted within the C-2 Zoning District. Mr. Todd Burlingame re-emphasized Mr. Wade's point. Mr. Junker explained the approval process.

Mr. Dan Kelly, 120 Highview Drive, expressed his concern for the list of potential uses on the property as well as traffic buildup and pedestrian safety.

Mr. Winfield B. Carson, 3361 Bethel Church Road, stated his views on the proposed rezoning.

Ms. Alicia Hawkins, 191 Kent Drive, expressed her support for the rezoning and encouraged the Planning Commission be forward thinking in their consideration of the application.

Ms. Kathy Roth, 121 Drake Road, stated that any type of business would be better for the community than none.

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 table PLC20-1301 – Zoning Map Amendment for Rezoning of 169 McMurray Road from R-2 Suburban Residential District to C-2 Highway Commercial District to the July 16, 2020 Planning Commission meeting.

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

PLC20-0004 – WOODSHIRE ESTATES – PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Mr. Steven Victor, on behalf of M&D Properties, Inc. gave a brief presentation of the proposed subdivision and explained that there are no other options for the land other than what they are currently proposing. He then opened the presentation for questions.

Mr. Richard DiSante, 431 Cadberry Court, expressed his concerns for the proposed plan and the potential negative impact that future development may have on the neighborhood. Discussion ensued between Mr. DiSante and Mr. Victor.

Mr. Jeffrey Perri, 433 Cadberry Court, also expressed his concerns for the proposed plan. Discussion ensued between Mr. Perri and Mr. Victor.

Mr. Thomas Gibbon, 212 Locust Lane, explained the history of the property and expressed concern for flooding and change of character within the community. Discussion ensued between Mr. Gibbon and Mr. Victor.

Mr. Jon Cwalina, 499 Locust Lane, questioned the necessity of the proposed plan and voiced his concerns.

Mr. Tom Oles, 212 Locust Lane, expressed concerns for future development and flooding.

Further discussion ensued between Mr. DiSante, Mr. Perri, and Mr. Victor.

Ms. Deborah Gibbon, 212 Locust Lane, expressed her concern for the potential impact that future development may have on the character of the community.

Mr. Wade asked whether Mr. Victor would prefer to table the application, to which Mr. Victor stated that they do not wish to table. Mr. Wade then 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 deny approval for PLC20-0004 – Woodshire Estates – Preliminary and Final Subdivision Approval.

Motion by Mr. Burlingame, seconded by Ms. Smith, 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 9:55 PM.

Respectfully submitted,

Christina Phlegar
Planning and Zoning Assistant

