

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 7:30 PM, Thursday, May 19, 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  
David Wade  
Kimberly Smith  
Kevin Turkall  
Adam A. Benigni, AICP, Director of Planning and Community Development  
Ruthann Omer, P.E., Township Engineer  
Chris Cahillane, on behalf the Township Attorney  
Katie Stringent, Planning and Zoning Coordinator

ABSENT: Todd Burlingame

PUBLIC: None.

**CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF APRIL 28, 2016**

On motion by Mr. Slagle, seconded by Mr. Wade, carried by unanimous voice vote, 5-0, with one abstention as Kimberly Smith had not yet been appointed to the Planning Commission, the minutes were approved for filing as written

**OLD BUSINESS**

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

The applicant, Mr. Gerard Cipriani of 1800 Washington Road Associates, LP, gave an overview presentation of the outdoor dining plan for Whole Foods to include 950 square feet of dining space. Mr. Cipriani explained that Whole Foods is limited to one outdoor dining area and further explained the necessary parking requirements for the grocery store to include the addition of outdoor space.

Mr. Benigni commented that the parking requirement for the totality of the Siena at St. Clair development is one parking space for every two hundred square feet of gross leasable floor area of the building and that with the addition of the outdoor dining space Whole Foods still has a surplus of six parking spaces.

Mr. Cipriani indicated he has no issues complying with Staff comments.

Mr. Slagle asked Mr. Benigni why the modification request to allow outdoor dining in excess of 750 square feet should be allowed for Whole Foods.

Mr. Benigni replied that for this specific application there is no real issue in granting the modification.

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

**MOTION:** THAT the Planning Commission recommends approval by the Board of Commissioners subject to the applicant complying with the conditions and comments within the Staff Report, the Township Engineer's review letter dated May 10, 2016, and the Township Fire Marshal's review memo dated May 9, 2016.

Motion by Mr. Turkall seconded by Mr. Wade, carried by unanimous voice vote, 6-0.

### **NEW BUSINESS**

#### **PLC16-0005 – SIENA AT ST. CLAIR - OUTDOOR DINING PHASE II - CONDITIONAL USE APPROVAL**

The applicant, Mr. Gerard Cipriani of 1800 Washington Road Associates, LP, gave an overview presentation of the outdoor dining plan for Phase II of Siena at St. Clair to include 1,000 sq. ft. of outdoor dining at The Porch restaurant located at 120 Siena Dr. and 1,500 sq. ft. of outdoor dining at 100 Siena Dr. mixed use office, retail, restaurant building.

Mr. Turkall asked if the applicant intended to provide for public open space, the appropriate signage, and screening for roof top equipment.

Ms. Stringent explained that those items were reviewed and approved as part of the Conditional Use Land Development approval and that all signage would be reviewed and approved through the sign permit process.

Mr. Wade asked how the outdoor dining located closest to Route 19 would be screened from traffic and noise.

Mr. Cipriani explained that the developer will provide for enhanced screening and landscape features as approved in the land development landscape plan.

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

**MOTION:** THAT the Planning Commission recommends approval to the Board of Commissioners subject to the applicant complying with the conditions and comments within the Staff Report, the Township Engineer's review letter dated May 10, 2016 and the Township Fire Marshal's review memo dated May 9, 2016.

Motion by Mr. Slagle seconded by Mr. Helmrich, carried by unanimous voice vote, 6-0.

**ADJOURNMENT**

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:00 PM.

Respectfully submitted,

Katie Stringent  
Planning and Zoning Coordinator