

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, August 18, 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
David Wade
Kimberly Smith
Todd Burlingame
Kevin Turkall
Adam A. Benigni, AICP, Director of Planning and Community Development
Ruthann Omer, P.E., Township Engineer
David Mongillo, on behalf the Township Attorney
Deneeya Wall, Recording Secretary

ABSENT: Robert Stevenson
Scott Slagle

PUBLIC: None.

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF MAY 19, 2016

On motion by Mr. Wade, seconded by Mr. Burlingame, carried by unanimous voice vote, 5-0, the minutes were approved for filing as written.

OLD BUSINESS

None.

PREAPPLICATION CONFERENCE

FRIENDSHIP VILLAGE – PROPOSED AMENDED FINAL APPROVAL

Arch Pelley, of Perkins Eastman Architects, P.C., was present for the applicant. Mr. Pelley gave a general overview of the proposed plan. The applicant will be seeking Amended Final Approval for Phase 5 of the Friendship Village Planned Residential Development. The proposed plan would consist of three phases of construction:

1. Building a new skilled nursing facility with the principal alteration being the shift from an institutional environment to a more residential setting, keeping the existing number of beds.
2. Demolishing the current skilled nursing facility and build more independent living spaces as well as replacing the existing parking lot.
3. Implement the assisted living and assisted living with memory support facility.

Mr. Pelley explained that this addition will allow current residents in the independent living facility to have an intermediary step between independent living and skilled nursing in order to receive the proper level of care needed.

Mr. Pelley turned it over to Kimberly Gales-Dunn, Engineer with J.R. Gales and Associates, Inc., to address the stormwater concerns associated with the addition of over 100 parking stalls. She explains that the applicant will plan to grade away from Boyce Road and direct all stormwater into the current retention pond.

There was a brief discussion between regarding stormwater and the importance of on-site water retention as opposed to directing it into the watershed.

Ms. Omer also mentioned that with the addition of sanitary sewer taps, a planning module will need to be submitted for approval. Ms. Gales-Dunn agreed.

Mr. Wade inquired about the entrance road. Mr. Pelley explained that the new plan would curve the road in the opposite direction so the entrance is more visible from the road.

There was a discussion about the number of aggregate residents that will be added as well as the size of the proposed apartments. Mr. Pelley responded that there will be an addition of thirty-two (32) memory support rooms and 50 assisted living apartments to the current number of 295 independent living and 90 skilled nursing residents with no addition to skilled nursing beds. In addition, there will be an increase of approximately sixty (60) to eighty (80) independent living apartments. The majority of assisted living apartments will consist of one (1) bedroom apartments with a den and a limited number of two (2) bedroom apartments with a den. Mr. Pelley also explained that they plan on conducting a traffic study to show the additional traffic impact to the area.

Mr. Wade asked if there would be adequate parking with the assisted living addition and an increase independent living. Mr. Pelley explained that there will be an additional parking garage as well as increased parking stalls and indicated on the proposed site plan where they would be located.

Ms. Omer asked if they anticipate the traffic study to show any impact on the entrance at Boyce Road.

Ms. Gales-Dunn responded that in brief discussions with Mr. Mudry, Project Manager with Traffic Planning and Design, Inc., there would be no significant impact on the entrance.

The Planning Commission discussed the possible changes to the entrance on Boyce Road. Ms. Gales-Dunn confirmed that there would be no changes.

Mr. Turkall asked for questions or comments from the audience. There being none, the discussion was concluded.

PLC16-0006 - 1357 MCLAUGHLIN RUN ROAD – UNIFIED CONDITIONAL USE AND PRELIMINARY LAND DEVELOPMENT APPROVAL

Mr. Mongillo, representing the Township Attorney, addressed the applicant and the Planning Commission to state that Staff recommended tabling the application due to outstanding issues and application requirements.

Mr. Benigni discussed the issues with application:

1. The applicant must submit a letter demonstrating compliance with §130.17.3.2., which contain the express standards and criteria for granting Conditional Uses in the RM zoning district.
2. The applicant must address the comments in the Township Engineer's review memo dated August 12, 2016 and August 16, 2016.
3. The applicant must sufficiently address the question of ownership of 1353 McLaughlin Run Road.
4. The applicant must sufficiently address the issue related to lot consolidation.

In addition, Mr. Benigni explained that the building in question is currently situated in the RL-I zoning district. Commercial uses are prohibited in that district. In order to move forward, the applicant must first seek approval from the Zoning Hearing Board.

Rocco Magrino, Engineer for PVE Sheffler, was present for the applicant. Mr. Magrino argued that Conditional Use approval should be adequate for the proposed plan. He then gave a general overview of a plan for Conditional Use and Preliminary Land Development Approval.

Ms. Omer asked about stormwater management and the possibility of adding green space or conducting a no harm analysis plan. Mr. Magrino agreed that an analysis would be helpful.

Mr. Turkall addressed the applicant and stated that application presented was completely different than what was submitted to the Planning Commission for approval. Mr. Turkall expressed to the applicant that they would not approve without proper application and review of the proposed plan.

Mr. Turkall asked for questions or comments from the audience. Their being none, the applicant stated they wished to table the application until the September 15, 2016 Planning Commission meeting.

MOTION: THAT the Planning Commission accepts the applicant's request to table PLC16-0006 – 1357 McLaughlin Run Road Unified Conditional Use and Preliminary Land Development Approval to the September 15, 2016 Planning Commission Meeting.

Motion by Mr. Wade, seconded by Mr. Helmrich, carried by unanimous voice vote, 5-0.

ADJOURNMENT:

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:18 PM.

Respectfully submitted,
Deneeya Wall, Recording Secretary