

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, September 15, 2016, in the Community and Recreation Center Meeting Room, located at 1551 Mayview Road, Upper St. Clair, PA 15241.

PRESENT: Robert Stevenson
Scott Slagle
Kevin Turkall
Joel Helmrich
David Wade
Kimberly Smith (Arrived at approximately 7:40 pm)
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: Todd Burlingame

PUBLIC: Three (3)

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF AUGUST 18, 2016

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

OLD BUSINESS

None.

NEW BUSINESS

PLC16-0007 – SIENA AT ST. CLAIR – AMENDED FINAL LAND DEVELOPMENT APPROVAL

Mr. Justin Cipriani was present on behalf of the applicant. Mr. Cipriani stated that the applicant is seeking Amended Final Land Development Approval for Siena at St. Clair and that the application is basically the same as that which previously received Final Approval on September 2, 2014. The only difference is that the amended plan would eliminate overhead street lighting in the residential phase of the development.

Mr. Cipriani acknowledged the comments in the Staff Report and agreed with all recommendations.

Mr. Stevenson asked for questions or comments from the audience. There being none, a motion was made.

MOTION: THAT the Planning Commission recommends approval by the Board of Commissioners subject to submission by Wednesday, September 21, 2016 of four (4) sets of revised plans and supplemental materials addressing the comments in the Staff Report dated September 15, 2016 and the Township Engineer's review memo dated September 9, 2016.

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

PLC16-0008 – TUSCANY POINTE PRD – FINAL APPROVAL

Eric Smith, of ESA Architects, was present for the applicant. Mr. Smith stated that the plan is essentially the same as that which received Tentative Approval on July 5, 2016. Changes made to the plan are in accordance with Decision USC-PRD 1-2016 and include additional landscape buffers along properties located on Windgate Drive, pool and maintenance building location and hours of operation for both amenities and grounds maintenance. Mr. Smith then provided a general overview of the planned development, which included site plans, parking lots, building elevations and building floor plans.

Mr. Stevenson asked if Mr. Smith had any questions regarding Staff recommendations. Mr. Smith responded that he was in receipt of the Staff Report and acknowledged all comments.

Mr. Smith then turned the presentation over to Kimberly Gales-Dunn, of J.R. Gales and Associates, to answer any engineering-specific questions. Ms. Gales-Dunn stated that the applicant will address all comments in the Staff Report except for those pertaining to the Geotechnical Report which will be addressed by Ralph Artuso, of Construction Engineer Consultants, Inc.

Ms. Gales-Dunn asked Staff the preferred location of the unit mailboxes. Mr. Benigni responded that he would prefer the mailboxes to be located within the building. Ms. Gales-Dunn agreed.

Mr. Slagle asked Ms. Gales-Dunn to comment on the sanitary sewer and manholes issues along Lexington Court, as outlined in the Staff Report.

Ms. Gales-Dunn responded with a brief discussion regarding the options for the sanitary line and the additional manhole location.

Mr. Stevenson asked for questions or comments from the audience. There being none, the applicant stated they wished to table the application until the October 20, 2016 Planning Commission meeting to address all comments in the Staff Report.

MOTION: THAT the Planning Commission accepts the applicant's request to table PLC16-0008 – Tuscan Point PRD – Final Approval to the October 20, 2016 Planning Commission Meeting.

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

PLC16-1302 – ZONING MAP AMENDMENT FOR REZONING OF 1353, 1355, 1357 AND 1361 MCLAUGHLIN RUN ROAD FROM RM RESTRICTED LIGHT INDUSTRIAL DISTRICT AND RL-I LOW INTENSITY RESIDENTIAL DISTRICT TO RM RESTRICTED LIGHT INDUSTRIAL DISTRICT

Mitch Thompson of PVE Sheffler, was present for the applicant. Mr. Thompson stated that the applicant is seeking an amendment to the current zoning map in order to rezone the subject parcels which are currently split between two (2) different zoning districts. This amendment would rezone the properties to all be located within the RM-Restricted Light Industrial district. He then gave an overview of the application which included the location, current zoning and proposed Conservation Easement plan for the properties should the rezoning amendment be approved. Mr. Thompson proposed that all of the sloped and wooded areas of the property become a Conservation Easement in order to protect it against future development.

Mr. Helmrich asked if the Conservation Easement would be granted as part of the rezoning.

Mr. Benigni replied that the Conservation Easement cannot be granted until after the rezoning amendment receives approval, at which point it will then protect the area from development in perpetuity.

Mr. Wade asked if the rezoning was contingent on the Conservation Easement.

Mr. Benigni answered that it is not his recommendation to make the Easement a condition of the rezoning.

Mr. Stevenson asked for questions or comments from the audience. There being none, a motion was made.

MOTION: THAT the Planning Commission forward this Ordinance to the Board of Commissioners with a recommendation for approval and forwarding to the Allegheny County Economic Development Department along with scheduling of a public hearing.

Motion by Mr. Wade, seconded by Mr. Turkall, 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 8:01 PM.

Respectfully submitted,

Deneeya Wall, Recording Secretary