

The Zoning Hearing Board Meeting, duly advertised and posted in accordance with the law, was called to order by the Chairman at 8:00 P.M., Wednesday, September 25, 2019, in the Upper St. Clair Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road.

PRESENT: **BOARD MEMBERS**
Dwight Ferguson, Chairman
Gregg Zegarelli, Vice Chairman
Robin Weissert, Alternate 1
Steven Gibbs, Alternate 2

TOWNSHIP STAFF
Randy Hindman, Chief Building Inspector
Ansley Basso, Recording Secretary

TOWNSHIP ATTORNEY
Chris Cahalline, Township Attorney

COURT REPORTER
Missy Fenster - Network Deposition Services

ABSENT: Anderson T. Bailey, Member

PUBLIC: Approximately 5

CONSIDERATION OF THE SEPTEMBER 25, 2019 MEETING MINUTES

On motion by Ms. Weissert, seconded by Mr. Gibbs, the above minutes were approved and accepted for filing with the noted change.

ADMINISTRATION OF OATH OF TRUTH

The Vice Chairman administered the Oath of Truth to all wishing to testify and then explained the procedures for the hearing.

OLD BUSINESS

None.

NEW BUSINESS

ZHB19-0003 – 2300 OLD WASHINGTON ROAD – ST. CLAIR COUNTRY CLUB

Application by St. Clair Country Club under the provisions of Section 130.8.3.1.6.8 and 130.8.3.1.10 of the Township Code for a Variance for special yard requirement for fences and privacy fences and a Variance for fences and privacy fences to a commercial property at, 2300 Old Washington Road, Zoned R-LI, Low Intensity Residential District.

Mr. Hindman introduced the Township Exhibits 1-5, as well as Procedural Facts, Substantive Facts and the Township's Position of the application.

Mr. Ferguson arrived at 8:17 and resumed responsibility of Chairman.

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Upon request by Mr. Ferguson, Mr. Jason McLean, legal counsel for St. Clair Country Club, introduced the Applicant's case. He gave a brief overview of the various documents that were submitted to the Township such as Proposed Range Netting Plan, Proposed Golf Netting Material Plan, Project Bids, and Summary Letter from Kevin Hargrave.

Mr. Steven Gonzales, St. Clair Country Club General Manager, stated that the requested variance was not included in the original driving range plan, and is now being requested to ensure safety for the neighboring properties and drivers on Old Washington Road. Mr. Gonzales entered into the record, Exhibit 9, emails from surrounding property owners in favor of the requested variance.

Mr. Gibbs asked when the driving range was opened to which Mr. Gonzales responded in the Spring of 2018. He continued to state that the use of the property was existing but was modified to a driving range.

Mr. Ferguson questioned what other materials could be used, as he does not feel that the proposed materials reflect the nature of the neighborhood. Mr. Gonzales stated that the material has not been decided upon and will be concealed by the foliage.

Melissa Blackwood, 61 Lambeth Drive, questioned the timeframe and landscaping of the proposed fence and foliage. Ms. Blackwood expressed her concern of the foliage and blocked sightlines due to the topography of her property in comparison to St. Clair Country Club. Mr. Gonzales suggested that due to the nature of Ms. Blackwood's questions, she could furthermore speak to the Landscaping Manager who could provide specifics on type, and caliber of proposed landscaping. Mr. Gonzales stated that their goal is to be mindful of the surrounding property owners, and continued to state that the fence would only be placed during the open season of the driving range.

Maria Simbra, 2276 Glendale Drive, stated her support for the proposed fence. She suggested that the proposed fence be taller and longer to optimize the chances of collecting all golf balls from the driving range. In 2019, Ms. Simbra has collected 180 golf balls in total from her back, rear, and front yards.

Ms. Weissert questioned the Applicant as to what timeframe the fence would be used. Mr. Gonzales responded that the fence would be removed during the off season which is from November to April 15. The fence would remain down however the driving range would be operating during those months, weather permitting.

The board had continued discussion. Mr. Ferguson agreed that the fence could be taller and longer to protect the drivers and neighboring properties along Old Washington Road. Mr. Ferguson stated that in his opinion, the proposed fence represents an accessory structure more-so than a fence due to the nature of safety rather than enclosing the property. Mr. Gibbs and Mr. Zegarelli acknowledged that the variance is at the best interest of the residents and St. Clair Country Club; however, they have not been provided with evidence that all criteria has been met in order to be granted a variance. Discussion continued as to whether the location of the tee box could be altered in any way so that the direction of the golf balls is shifted.

Mr. Zegarelli suggested that the Applicant ask for a continuance and provide additional information for the following meeting. Mr. McLean requested to continue the hearing at the October 23, 2019 meeting.

ZONING HEARING BOARD MEETING MINUTES
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MOTION: THAT the hearing for Application ZHB19-0003, St. Clair Country Club, for a Variance for special yard requirements for fences and privacy fences, and a Variance for fences and privacy fences to a commercial property located at 2300 Old Washington Road, Zoned R-LI, Low Intensity Residential District be continued to allow for time to provide additional information displaying that all criteria has been met to be applicable to receive a variance.

On motion by Mr. Zegarelli, seconded by Mr. Bailey, the hearing was continued to Wednesday, October 23, 2019, beginning at approximately 8:00 PM in the Township of Upper St. Clair Municipal Building Board of Commissioners' Meeting Room.

The Chairman then asked if there were any other comments before the Board moved to adjourn. There being none, the meeting was adjourned at approximately 9:25 PM.

ADJOURNMENT

Respectfully submitted by,
Ansley Basso
Recording Secretary