

PLANNING COMMISSION MEETING MINUTES
January 15, 2009

The regular meeting of the Planning Commission of the Township of Upper St. Clair, duly advertised and posted in accordance with law, was called to order by Scott Brillhart, Director of Community Development, at 7:30 P.M., Thursday, January 15, 2009, in the Board of Commissioners Meeting Room, 1820 McLaughlin Run Road.

PRESENT: Joel Helmrich
James E. Sekela
Scott Slagle
Philip J. Tanner
David Wade
Ruthann L. Omer, Township Engineer
Jennifer Swistak, representing the Township Attorney
Scott Brillhart, Director of Community Development
Kathleen R. Oberle, Recording Secretary

ABSENT: Marvin Haddox
Robert W. Stevenson

PUBLIC: Seven (7) persons.

ELECTION OF OFFICERS

Mr. Brillhart asked for nominations for Chairman. On motion by Mr. Sekela, seconded by Mr. Wade, carried unanimously, Mr. Tanner was elected Chairman. Mr. Brillhart turned the meeting over to Mr. Tanner.

Mr. Tanner requested nominations for Vice Chairman. On motion by Mr. Slagle, seconded by Mr. Wade, carried unanimously, Mr. Stevenson was elected Vice Chairman.

Nominations were requested for Secretary. On motion by Mr. Wade, seconded by Mr. Sekela, carried unanimously, Mr. Helmrich was elected Secretary.

**CONSIDERATION OF MINUTES OF THE REGULAR MEETING OF
DECEMBER 18, 2008**

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

NEW BUSINESS

**PLC08-0009 – VINCENT JAMES COMPANY PLAN NO. 1 – 1391 McLAUGHLIN RUN
ROAD, UNIFIED CONDITIONAL USE/PRELIMINARY AND FINAL SUBDIVISION
AND LAND DEVELOPMENT APPROVAL**

Kim Gales, engineer, was present along with Vince DeCarlucci, owner, and Don Sivavec, architect. Ms. Gales displayed the site plan and explained that they have eliminated the

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accessory storage building/motorcycle repair shop. The warehouse has been relocated outside the floodway and the steps will be realigned perpendicular to the building, thus removing them from the floodway. Traffic has been designed to circulate one-way around the building. Parking requirements have been met. In order to preserve green space, Mr. DeCarlucci wishes to delay paving of the parking in front of the building until it is needed either through sale or change in tenant. Mr. Brillhart noted that this will be reflected in the Developer's Agreement. By way of clarification, Mr. Brillhart stated that his comments concerning the façade of the building are suggestions for the applicant to consider. Ms. Gales noted that she could comply with staff's request for revised plan by January 23, 2009.

MOTION: THAT the Planning Commission recommends approval by the Board of Commissioners subject to submission of three (3) sets of revised sheets only and related materials addressing the comments in the Staff Report dated January 13, 2009, the Township Forester's memo dated January 6, 2009, the Township Engineer's memo dated January 7, 2009, and the Township Traffic Engineer's letter dated January 8, 2009, by 4:00 PM, Friday, January 23, 2009.

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

PREAPPLICATION CONFERENCE

SILLVIEW DRIVE – NEW CONSTRUCTION – ALLEN J. SHERWOOD, III

Allen Sherwood was present to explain his intention to construct one single family dwelling on this property located at the end of Sillview Drive. The site is zoned R-LI, Low Intensity Residential District, in which Conditional Use Approval is required prior to construction. Access is through Scott Township. Currently Sillview Drive is a dead end and Mr. Sherwood requested relief from the requirement to install a hammerhead or a cul-de-sac. He proposed extending his driveway directly into the dead end. Mr. Sekela suggested that Mr. Sherwood submit documentation to support his request, in particular addressing issues such as snow removal and school busing. Ms. Omer noted that typically a minimum of a hammerhead turnaround would be required.

OTHER BUSINESS

CONSIDERATION OF 2008 ANNUAL REPORT

On motion by Mr. Wade, seconded by Mr. Slagle, carried by unanimous voice vote, the 2008 Annual Report was adopted.

BOYCE ROAD/RT. 19 INTERSECTION DEVELOPMENT AND McLAUGHLIN RUN CORRIDOR DEVELOPMENT - FOCUS GROUPS

Mr. Brillhart advised that the Township is in the process of conducting a study of the McLaughlin Run Corridor and is also interested in a Zoning amendment to permit unique development of the Boyce Road/Rt. 19 intersection property owned by Williamson & Jefferson, Inc. It is the Township's desire to create a "focus group" for each project which would consist of homeowners from the area along with staff, members of the Planning Commission and Board of

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Commissioners. Mr. Slagle voiced his approval and volunteered to serve. He added that in his discussions with the past and current presidents of the Deerfield Manor Homeowners Association, both expressed surprise at the development proposed by Williamson & Jefferson, Inc. They noted that while they had met and talked with Mr. Thomas, development of those corners was not discussed. The general consensus among the Planning Commission was in favor of the “focus group” concept.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:59 PM.

Respectfully submitted,
Kathleen R. Oberle, Recording Secretary