

PLANNING COMMISSION REGULAR MEETING MINUTES

January 17, 2008

The 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 Shannon Miller, Planning and Zoning Administrator, at 7:32 PM on Thursday, January 17, 2008 in the Board of Commissioners Meeting Room, Township Municipal Building, 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT David Wade
 James E. Sekela
 Joel M. Helmrich
 Scott R. Slagle
 Robert W. Stevenson
 Philip Tanner
 Ruthann Omer, Township Engineer
 Charles P. McCullough, Township Attorney
 Shannon Miller, Planning & Zoning Administrator
 Kathleen R. Oberle, Recording Secretary

ABSENT Marvin Haddox

ELECTION OF OFFICERS

Ms. Miller requested nominations for Chairman. On motion by Mr. Wade, seconded by Mr. Slagle, carried by unanimous voice vote, 6-0, James E. Sekela was nominated and elected Chairman.

Ms. Miller then turned the meeting over to Chairman Sekela. Mr. Sekela requested nominations for Vice Chairman and Secretary respectively. On motion by Mr. Slagle, seconded by Mr. Wade, carried by unanimous voice vote, 6-0, Philip Tanner was nominated and elected Vice Chairman. On motion by Mr. Slagle, seconded by Mr. Wade, carried by unanimous voice vote, 6-0, Robert Stevenson was nominated and elected Secretary.

CONSIDERATION OF MINUTES OF THE REGULAR MEETING OF DECEMBER 20, 2007

On motion by Mr. Wade, seconded by Mr. Sekela, carried by unanimous voice vote, 6-0, the minutes were approved for filing as written.

OLD BUSINESS

PLC07-0014 - ST. CLAIR HIGHLANDS PLAN NO. 4, PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Chalmers McCombs was present to represent the owners, Mr. and Mrs. Ted Rauch. He explained that this two lot subdivision was approved by the Board of Commissioners approximately forty (40) years ago but was never recorded. All outstanding issues have been resolved.

MOTION: THAT the Planning Commission recommends that the Board of Commissioners grant Preliminary and Final Subdivision Approval.

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

NEW BUSINESS

PLC08-0001 - ST. CLAIRE PLAZA PROPOSED EXPANSION REVISED, AMENDED TENTATIVE APPROVAL

Chairman Sekela acknowledged receipt of a written request to table this application.

MOTION: THAT the Planning Commission accept the applicant's request to table the application to the February 21, 2008 regular meeting.

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

PREAPPLICATION CONFERENCE

FOX CHASE PHASE 4, REVISED MASTER PLAN

Kim Gales, engineer, and Jeff Thomas were present. Ms. Gales explained that the property proposed to be added to this plan is under agreement of sale between the Upper St. Clair School District and Mr. Thomas. Incorporation of this property will permit development of an additional three lots and will even out both sides of the street.

OTHER BUSINESS

CONSIDERATION OF 2007 ANNUAL REPORT

On motion by Mr. Wade, seconded by Mr. Slagle, carried by unanimous voice vote, the 2007 Annual Report was adopted.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:43 PM.

Respectfully submitted,
Kathleen R. Oberle
Recording Secretary