

PLANNING COMMISSION MEETING MINUTES
April 16, 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 the Vice Chairman at 7:30 P.M., Thursday, April 16, 2009, in the Board of Commissioners Meeting Room, 1820 McLaughlin Run Road.

PRESENT: Robert W. Stevenson, Vice Chairman
Joel Helmrich, Secretary
Marvin Haddox
James E. Sekela
Scott Slagle
David Wade
Rick Minsterman, Representing the Township Engineer
Christopher W. Cahillane, representing the Township Attorney
Scott Brillhart, Director of Community Development
Kathleen R. Oberle, Recording Secretary

ABSENT: Philip J. Tanner, Chairman

PUBLIC: Four (4) persons.

CONSIDERATION OF MINUTES OF THE REGULAR MEETING OF MARCH 19, 2009

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

OLD BUSINESS

PLC09-0002 – FORT COUCH MIDDLE SCHOOL, ADDITIONS AND RENOVATIONS UNIFIED CONDITIONAL USE/PRELIMINARY AND FINAL LAND DEVELOPMENT

David McLean of Graves and McLean Architects was present along with Landy Dowler, landscape architect, and Dr. John Bornyas, Director of Middle Level Education. Mr. McLean stated that they will be able to address all of the staff comments as well as those of the Township Engineer and Traffic Engineer and will submit revised plans by April 27, 2009. The only issue remaining is the need for a modification from the building height requirement. The maximum permitted height is 35' and the existing building in the rear is 39' 8". They "inherited" this existing height and it is not being increased by the additions. A written request for this modification will be submitted along with the revised plans.

Some discussion ensued concerning adequacy of space for bus queuing. Dr. Bornyas commented that the 15 buses are never all on site at the same time nor has he ever known them to be on time. However, there is adequate space to accommodate all of them.

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The School District has authorized the core borings and application has been made to PennDOT for the highway occupancy permit as well as to DEP for the planning module. Mr. McLean requested that these items be made conditions of approval since they cannot be completed before Board action.

The fill proposed at the rear of the site will be taken from the excavation so the site will be balanced. A retention pond is proposed which will provide better control of stormwater; however the water path will remain essentially the same.

MOTION: THAT the Planning Commission recommends that the Board of Commissioners grants Unified Conditional Use/Preliminary and Final Land Development approval to this application subject to the following: 1) the granting of a modification to the height requirement for building; and 2) submission of four (4) sets of revised plans and related materials addressing the comments referenced in the Staff Report dated April 14, 2009 by Monday, April 27, 2009.

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

PLC09-0003 – BOYCE MIDDLE SCHOOL, ADDITIONS AND ALTERATIONS
UNIFIED CONDITIONAL USE/PRELIMINARY AND FINAL LAND DEVELOPMENT

Also present for this application were David McLean of Graves and McLean Architects, Landy Dowler, landscape architect, and Dr. John Bornyas, Director of Middle Level Education. Mr. McLean noted that they could address all staff comments including construction of the sidewalk on the opposite side of Boyce Road near Fairgreen Drive and improvement to the access road to Morton Road with a crosswalk and sidewalk to connect to the trail. In exchange for this, they requested relief from the requirement to provide sidewalks along the entire perimeter of the site. Discussion ensued concerning placement of a crosswalk for access to the school to serve residents from the Millwood Drive area of Deerfield. An alternative was suggested for the School District to make a contribution in lieu of construction of the sidewalks as this would be a “revenue neutral” expense. The Township would then construct the crosswalk and connection. Dr. Bornyas offered to present this option to the School Board.

Mr. McLean acknowledged that the School District is fully aware of the parking permitted along Boyce School Road which is at the sole discretion of the Township.

MOTION: THAT the Planning Commission recommends that the Board of Commissioners grants Unified Conditional Use/Preliminary and Final Land Development approval to this application subject to the following: 1) satisfactory resolution of the requirement for sidewalks along the perimeter of the site; and 2) submission of four (4) copies of revised plans and related materials addressing the comments referenced in the Staff Report dated April 14, 2009 by Monday, April 27, 2009.

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

PLC08-1301 – AMENDMENT TO CHAPTER 130, “ZONING” RE. MASSAGE THERAPY ESTABLISHMENTS

Mr. Brillhart explained that this Amendment was tabled by the Planning Commission from the March 19, 2009 meeting in order to permit time to revise language concerning compliance with regulations from the Pennsylvania Bureau of Professional and Occupational Affairs. Wording to address this was devised by Mr. Cahillane and Mr. Brillhart and has been inserted as section 130.14.3.2.6.4. in the draft Bill. The Massage Therapy Law was adopted as Act 118 on October 9, 2008. Mr. Cahillane stated that regulation and licensing is expected to begin in October of 2010. Until that time, he felt that this new section provides sufficient protection for the Township.

MOTION: THAT the Planning Commission forwards this Amendment 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. Sekela, seconded by Mr. Wade, 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 8:30 PM.

Respectfully submitted,
Kathleen R. Oberle, Recording Secretary