BOARD OF COMMISSIONERS MEETING MINUTES

October 7, 2024

The regular meeting and public hearings of the Board of Commissioners of the Township of Upper St. Clair, duly advertised and posted in accordance with law, was called to order at 7:30 PM on Monday, October 7, 2024, at the Township of Upper St. Clair Municipal Building, Board of Commissioners' Meeting Room, Upper St. Clair, PA. The Pledge of Allegiance was recited by all present.

PRESENT:	Commissioner Paoly	President
	Commissioner Plutko	Vice President
	Commissioner Enck	
	Commissioner Graves	
	Commissioner Pardini	
	Commissioner Thomas	
	Matthew R. Serakowski	Township Manager
	Mark Mansfield	Assistant Township Manager
	Mark P. Romito	Director of Finance
	Adam A. Benigni	Director of Community Development
	Irving S. Firman	Township Attorney
	Michael J. Galet, P.E.	Township Engineer
	Eileen Drake	Network Deposition Services
	Prudence Cooper	Recording Secretary
EXCUSED:	Commissioner Burlingame	
PUBLIC:	31 people attended.	

RECOGNITIONS

Commissioner Enck presented a Proclamation designating October 6-12, 2024 as Fire Prevention Week in Upper St. Clair to the Upper St. Clair Volunteer Fire Department. This year's theme is ***"Smoke Alarms: Make Them Work for You™".*** Upper St. Clair Fire Chief, Ted Hale, accepted the Proclamation for the Department.

Commissioner Enck also recognized the following Volunteer Fire Department members for their years of service:

David Kropp	35 years
Douglas Heckman	25 years
Brad Mountain	15 years
Matthew Romah	15 years
Roger Lauderas	5 years

Commissioner Enck thanked the Volunteer Fire Department members for their service to the Township which is greatly appreciated.

REVIEW OF BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF SEPTEMBER 3, 2024

Commissioner Plutko moved to approve the Regular Meeting Minutes of September 3, 2024. This was seconded by Commissioner Graves and carried with a 6-0 voice vote.

PUBLIC COMMENTS

Mr. Matt Amick, 192 Devonwood Drive, introduced his neighbor, Katie Lanz, 191 Devonwood Drive. Mr. Amick, who attended last month's Regular Board meeting, again expressed his concerns regarding speeding and reckless driving on Devonwood Drive, including a student driver going through a bus stop sign and two drivers running into a tree on the roundabout. He provided a petition to Mr. Serakowski, signed by 33 households, mostly from Devonwood Drive.

Mr. Amick continued that Devonwood Drive has eight bus stops and more than 30 buses that travel on it every day with 22 grade school children. A limited speed study conducted during the summer months, that was shared with Sargeant Rob McMaster, found speeding of 40 to 56 miles per hour in a 25 miles per hour zone on Devonwood Drive. There needs to be some mechanism in place to prevent anyone from reaching that speed in the neighborhood. Police presence has increased, and citations have been issued, but those efforts are not enough for long-term change.

Mr. Amick shared that he has read the Township's Traffic Calming Policy, and they are working to implement tier one of the policy regarding signage and speaking with neighbors. The petition is requesting immediate action for temporary or permanent fixtures in the neighborhood to address these problems.

Ms. Lanz added that there is not one household that did not sign the petition or is opposed to the request for action to be taken on this matter.

In response to Commissioner Paoly's inquiry, Mr. Amick stated that as a result of the traffic study conducted, they could be eligible for traffic calming measures. Commissioner Paoly replied that Staff will review the petition and let him know the next steps to be taken.

Ms. Lanz further stated that Skyridge Drive has 25% less through traffic (to the Community & Recreation Center) than Devonwood Drive, so expedited implementation of traffic calming measures would be appreciated.

Commissioner Paoly thanked Mr. Amick and Ms. Lanz for their comments.

OLD BUSINESS

None.

NEW BUSINESS

PUBLIC HEARING RE. PLC24-0001 – ST. CLAIR COUNTRY CLUB TERRACE COURSE – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Commissioner Paoly introduced Public Hearing Re. PLC24-0001 – St. Clair Country Club Terrace Course – Unified Conditional Use Preliminary and Final Land Development Approval.

Mr. Benigni reviewed the recommended public hearing procedures.

Those wishing to testify were sworn in by Ms. Drake.

Mr. Benigni then entered Township Exhibits #1 through #12, Applicant Exhibits #1 through #9, and County Exhibit #1 into the record.

It is recommended that the hearing be continued to Monday, November 4, 2024 for the purpose of taking Staff testimony. This can be accomplished by a simple motion and voice vote.

Ms. Kim Gales, J.R. Gales & Associates, stated that St. Clair Country Club is proposing to redo the Terrace Nine golf holes. Her involvement is with stormwater management and the National Pollutant Discharge Elimination System (NPDES) permit.

Ms. Gales indicated several areas on the presentation slides including the pre and post-development drainage areas of the course. There will be a proposed lake in detained area #2 and a new lake on the new nine holes. The 100-year storm only discharges 5.3 cubic feet per second. The remainder of detained area #1 will go into the existing lake 18 and be controlled there. Even though this course was built in the 1920s to 1930s, the stormwater analysis was done as if it was a meadow and the course not yet built, making it a very conservative stormwater management design. The NPDES permit has been submitted to the county.

Ms. Gales then introduced several members of the design team, including Dr. Michael Hurdzan and Mr. Jason Sloan.

Dr. Michael Hurdzan, golf course architect, Columbus, Ohio, provided his professional background which includes the study of golf ball dispersion which is a large part of his expertise in golf course safety, security and risk management. He introduced his co-designer, Jason Sloan.

Mr. Sloan stated that he is a golf course architect at St. Clair Country Club and for other golf course clubs in western Pennsylvania and is also involved in golf course construction.

Dr. Hurdzan shared that the parameters of golf ball dispersion is based on statistical data gathered by ARCOS, a company that measures golf shot dispersion for golfers and has logged over a billion golf balls. ARCOS uses a tech-based application using a sensor on a golf club. Based on the data, the average golfer can hit a golf ball with a driver 216 yards. Data from the United States Golf Association and Royal & Ancient Golf Association shows this same statistic.

In reviewing dispersion, the general rule of thumb that ARCOS and other golf associations use from over 24 years of statistical data is that 92% of golf shots stay within a 15-degree angle on either side of the center of play or aiming point.

Dr. Hurdzan then applied this information to the proposed new driving range and indicated on the plan that there is a large buffer between the area where 92% of the balls will be hit within the 15-degree angle and the property line. This is a very safe margin since there are many trees between the proposed driving range and the property line in addition to the existing spatial separation.

Next, Dr. Hurdzan reviewed the proposed 7th hole of the Terrace Nine that borders Old Washington Road and applied the previous statistical data to driving the golf ball from the back and forward tees. Again, all dispersions stay within the St. Clair Country Club property line for three reasons: the angle of the shot which aims toward the clubhouse; the bunkers that will be very high; and, the existing mounds, fence, and trees that will remain.

Discussion ensued between the Board and Dr. Hurdzan, Mr. Sloan, and Mr. Jay Mull, golf professional at St. Clair Country Club, and the following clarifications were made:

- The dispersion angle shrinks from the women's tee since their golf shots tend to be shorter and more accurate.
- Golfers with a lower handicap and who hit from the back tees have a better skill set and are less likely to hit outside the 15-degree dispersion angle.
- The proposed green on the 7th hole being further from Old Washington Road, in addition to high bunkers, fescue grass, and trees, all on the left side near the property line, will deter golf balls from going onto the road and adjacent properties. These hazards also deter aiming the golf shot towards the left side.
- All stormwater will be contained on the property and since golf balls follow a similar path as water, they will be also be contained within the property line.
- The property on the proposed 7th hole contours away from the road and the elevation of the tee to the landing area is 20 feet.
- There will be much fewer golf shots on the Terrace Nine; an average of 7,000 shots, down from over one million on the driving range.
- The distance to the new green is about 30 to 32 yards shorter than the old green which shortens the golf ball shot from the tee.
- The proposed 7th hole will be located at the old driving range.

Dr. Hurdzan closed the presentation by stating that the goal of the new terrace course and relocation of the driving range is to make them as safe as possible using the existing property.

Commissioner Paoly asked if there were any additional questions or comments from the Board or the public and there were none.

MOTION AND VOTE TO CONTINUE PUBLIC HEARING RE. PLC24-0001 – ST. CLAIR COUNTRY CLUB TERRACE COURSE – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Commissioner Pardini moved to continue Public Hearing Re. PLC24-0001 – St. Clair Country Club Terrace Course – Unified Conditional Use Preliminary and Final Land Development Approval to the Board of Commissioners' Regular meeting on November 4, 2024. This was seconded by Commissioner Thomas and carried with a 6-0 voice vote.

PUBLIC HEARING RE. APPLICATION FOR TRANSFER OF LIQUOR LICENSE – THE KITCHEN AT FROSTY VALLEY, LLC

Mr. Benigni stated that this is a public hearing on an application filed by The Kitchen at Frosty Valley, LLC for the transfer of liquor license R-18767 from 40 Point 4, LLC located at 1129 Ravine Street, Munhall, PA 15120 to The Kitchen at Frosty Valley, LLC located at 2652 Hidden Valley Road, Upper St. Clair, PA 15241.

Those wishing to testify were sworn in by Ms. Drake.

Mr. Benigni continued that the Pennsylvania Liquor Code permits inter-municipal transfers of retail liquor licenses from one municipality to another within the same county. A hearing must be held within the "receiving" municipality for the purpose of taking testimony on the transfer application and a subsequent application must be made to the Liquor Control Board. The receiving municipality

must grant approval unless it finds that doing so would have an adverse effect on the welfare, health, peace and morals of either the municipality or its residents.

Assuming no additional testimony if required, Staff recommends that this hearing be closed and that action be taken to transfer this liquor license. This may be accomplished with adoption of Resolution No. 1767 by a simple motion and roll call vote.

In response to Mr. Firman's inquiry, Mr. Kirill Faerovitch, owner of The Kitchen at Frosty Valley, stated that there will 81 seats in the restaurant.

Commissioner Paoly asked if there were any additional questions or comments from the Board or the public and there were none.

MOTION AND VOTE TO CLOSE PUBLIC HEARING RE. APPLICATION FOR TRANSFER OF LIQUOR LICENSE – THE KITCHEN AT FROSTY VALLEY, LLC.

Commissioner Plutko moved to close the Public Hearing Re. Application for Transfer of Liquor License – The Kitchen at Frosty Valley, LLC. This was seconded by Commissioner Thomas and carried with a 6-0 voice vote.

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1767

Commissioner Thomas moved to adopt Resolution No. 1767 Re. Application for Transfer of Liquor License – The Kitchen at Frosty Valley, LLC. This was seconded by Commissioner Graves and carried with a 6-0 roll call vote.

RECOMMENDATION RE. PLC19-0001 – ARDOLINO DEVELOPMENT PLAN – AMENDED FINAL APPROVAL – EXTENSION REQUEST

Mr. Benigni stated that Rodney Ardolino, Marigold Management, LLC, has submitted a request for a five-year extension for the Ardolino Development Plan which was granted by the Board of Commissioners on November 4, 2019, by Ordinance No. 2209.

Staff recommends that the Board of Commissioners consider any information provided by Mr. Ardolino and/or the public and table the request for consideration at the November 4, 2024 Board of Commissioners Regular Meeting.

In response to questions from Commissioner Paoly and Mr. Firman, Mr. Rod Ardolino, 2585 Maple Lane, stated that the delay in the development of his plan was caused by changes in the market conditions, the Covid-19 pandemic, personal issues, and rising interest rates. Since Mr. Ardolino was initially granted a five-year timeframe for this project and then was handicapped by the aforementioned conditions, the five-year time frame for an extension seemed reasonable.

Commissioner Paoly asked if there were any additional questions or comments from the Board or the public and there were none.

MOTION AND VOTE TO TABLE PLC19-0001 – ARDOLINO DEVELOPMENT PLAN – AMENDED FINAL APPROVAL – EXTENSION REQUEST

Commissioner Pardini moved to table PLC19-0001 – Ardolino Development Plan – Amended Final Approval – Extension Request to the November 4, 2024 Regular Meeting of the Board of Commissioners. This was seconded by Commissioner Enck and carried with a 6-0 voice vote.

RECOMMENDATION RE. IMPLEMENTATION OF THE COMMUNITY & RECREATION CENTER POST COVID FACILITY ASSESSMENT

Mr. Serakowski stated that this is a follow up to the discussion at last Monday's Informational and General Affairs meeting concerning the development and creation of an implementation committee, and the presentation before the July 2024 Informational meeting of the Community & Recreation Center Post COVID Facility Assessment by Township's consultant, Mr. Ken Ballard. The Assessment Plan was accepted by the Board on August 5, 2024. Previous models used in the past include the core team that studied the original inception and development of the construction plans and bid documents for the building of the recreation center and then the FIT team that was established during the last assessment that was put into hiatus during Covid-19. It is recommended that moving forward in a similar fashion with a new committee being proposed this evening would be the best approach at this time.

The following composition of the C&RC Assessment – Implementation and Advisory Committee (IAC) is proposed:

- Commissioner Todd Burlingame
- Commissioner Pam Enck
- Commissioner Jason Graves
- Chris Biswick, Aquatics Supervisor, Department of Recreation & Leisure Services
- Kristen Burch, Finance Supervisor, Department of Finance
- Melissa Lindberg, Membership/Marketing Services Supervisor, Department of Recreation & Leisure Services

Other Township Staff, including Mr. Romito, Mr. Besterman and Mr. Serakowski will also be available as needed to serve as liaisons and assist the committee with its tasks.

In response to Commissioner Pardini's inquiry, Mr. Serakowski explained that under the direction of the Board of Commissioners, the committee will specifically study the recommendations that came out of the report, including areas of focus such as the outdoor pool and locker rooms. The committee will establish prioritization of the tasks to be accomplished and report back to the Board with their recommendations. The Board will then determine what steps to take and explore how the financing could be accomplished. The Board of Commissioners will have the final say in any actions moving forward.

Mr. Serakowski clarified that the intent of the assessment is to focus on the operation of the C&RC in a post-Covid world and enhancements or physical improvements to the inside and outside of the facility itself to take the recreation center into the next ten years to remain competitive and attract new members. For example, improvements are needed to the locker rooms, such as additional family changing areas. Mr. Serakowski emphasized that this ad hoc committee is responsible to the Board of Commissioners and functions at its direction.

A simple motion and voice vote is needed to establish the committee with the intent to have an initial meeting within the next month with its recommendations to the Board in 2025 that would be a part of the 2026 budget.

Commissioner Paoly asked if there were any additional questions or comments from the Board or the public and there were none.

MOTION AND VOTE RE. ESTABLISHMENT OF THE COMMUNITY & RECREATION CENTER ASSESSMENT AND IMPLEMENTATION ADVISORY COMMITTEE (IAC)

Commissioner Thomas moved to establish the Community & Recreation Center Assessment and Implementation Advisory Committee (IAC). This was seconded by Commissioner Plutko and carried with a 6-0 voice vote.

OTHER BUSINESS

None.

ADJOURNMENT

Following a motion for adjournment by Commissioner Pardini and a second by Commissioner Enck which carried with a 6-0 voice vote, the meeting was adjourned at approximately 8:32 PM.

Prudence Cooper
Recording Secretary
October 7, 2024