

Township of Upper St. Clair

THERE WILL BE A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER ST. CLAIR AT 7:30 P.M. ON MONDAY, MAY 5, 2025 AT THE TOWNSHIP OF UPPER ST. CLAIR MUNICIPAL BUILDING, BOARD OF COMMISSIONERS' MEETING ROOM, 1820 MCLAUGHLIN RUN ROAD, UPPER ST. CLAIR, PA 15241.

AGENDA

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Recommendation Re. Election of President Pro Tem for the Purpose of Presiding at the May 5, 2025 Board of Commissioners Regular Meeting.
5. Proclamation Recognizing National Emergency Services Week in Upper St. Clair, May 18-24, 2025. (Proclamation enclosed) (Commissioner Pardini to present)
6. Proclamation Recognizing the Upper St. Clair High School Speech & Debate Team for their win at the Pennsylvania High School Speech League Championship. (Proclamation enclosed) (Commissioner Enck to present)
7. Certificate of Achievement Recognizing the Upper St. Clair High School Boys Basketball Team for their win at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships. (Certificate enclosed) (Commissioner Graves to present)
8. Certificate of Achievement Recognizing the Upper St. Clair High School Girls Basketball Team for their win at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships. (Certificate enclosed) (Commissioner Burlingame to present)
9. Review of the Board of Commissioners' Regular Meeting Minutes of April 7, 2025. (Minutes enclosed)
10. Comments from Citizens and Taxpayers on Matters Not Included on the Agenda.

OLD BUSINESS

11. Continued Public Hearing Re. PLC25-0001 – St. Clair Country Club Paddle Courts – Unified Conditional Use Preliminary and Final Land Development Approval. (Memorandum enclosed)

NEW BUSINESS

12. Public Hearing Re. PLC25-0002 – Pittsburgh Baseball Lab – Nonresidential Conditional Use Approval. (Memorandum enclosed)
13. Recommendation Re. Approval of Contracts. (Memorandum enclosed)
14. Other Business.
15. Adjournment.

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: May 5, 2025

Subject: **ELECTION OF PRESIDENT PRO TEM FOR THE PURPOSE OF PRESIDING AT THE MAY 5, 2025 BOARD OF COMMISSIONERS REGULAR MEETING**

Earlier today, I received notification from Commissioner Plutko indicating a desire to step down as Vice President of the Board of Commissioners. In light of this notice and the absence of Commissioner Paoly this evening, it will be necessary to elect a President Pro Tem for the purpose of presiding over the May 5, 2025 Regular Meeting.

In accordance with the Home Rule Charter and the Township Code Section 19.4, "Duties of the President and Vice President," it sets forth that "in the absence of the President and Vice President, the Board of Commissioners shall elect a President Pro Tem, who shall have all the powers of the President."

This can be accomplished with the following procedure:

1. The Township Manager asks for nominations for President Pro Tem for the purpose of presiding over the May 5, 2025 Regular Meeting.
2. One Commissioner nominates a Commissioner for President Pro Tem of the Board. No second is required, but may be given.
3. The Township Manager asks for additional nominations.
4. If none, a simple motion is made and seconded, with a voice vote following.
5. If more than one person is nominated, then the votes for each are cast.

Upon election the President Pro Tem will serve for the May 5, 2025 Regular Meeting.

M:/sharedmgr/memos/protemmemo5.5.25



MEMORANDUM

To: Board of Commissioners
From: Matthew R. Serakowski, Township Manager
Date: May 2, 2025
Subject: **RECOMMENDATION RE. RECOGNITIONS**

Staff has prepared the attached Proclamations and Certificates of Achievement to be presented at the May 5, 2025 Regular Meeting of the Board recognizing:

- May 18 - 24, 2025, as National Emergency Medical Services Week in Upper St. Clair. (*Proclamation*)
- The Upper St. Clair High School Speech & Debate Team for their win at the Pennsylvania High School Speech League Championship (*Proclamation*).
- Upper St. Clair High School Boys Basketball Team for their win at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships (*Certificate of Achievement*).
- Upper St. Clair High School Girls Basketball Team for their win at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships (*Certificate of Achievement*).



Attachments
/pec

Official Proclamation

Township of Upper St. Clair

A PROCLAMATION OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, DESIGNATING THE WEEK OF MAY 18 - 24, 2025 AS EMERGENCY MEDICAL SERVICES WEEK IN UPPER ST. CLAIR.

WHEREAS, EMERGENCY MEDICAL SERVICES is a vital public service and the members of EMERGENCY MEDICAL SERVICES teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and,

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury and emergency medical services fills healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and,

WHEREAS, the EMERGENCY MEDICAL SERVICES system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and,

WHEREAS, the members of EMERGENCY MEDICAL SERVICES teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and,

WHEREAS, it is appropriate to recognize the value and the accomplishments of Emergency Medical Services Providers for their invaluable direct in-person care, and in particular, the dedicated and highly skilled team at Tri-Community South, by designating Emergency Medical Services Week in Upper St. Clair.

NOW, THEREFORE, BE IT PROCLAIMED, by the Township of Upper St. Clair as follows:

THAT, the week of May 18 – 24, 2025, is hereby designated as Emergency Medical Services Week in Upper St. Clair, with the theme, “EMS WEEK: We Care. For Everyone”. The community is encouraged to observe this week with appropriate programs, ceremonies and activities in honor of the EMS profession and the essential service it provides.

THAT, the Board of Commissioners wishes to specifically recognize Tri-Community South EMS for its superior service to Upper St. Clair and to the entire South Hills.

ADOPTED this 5th day of May, 2025.

TOWNSHIP OF UPPER ST. CLAIR

By *Daniel Morzy*
President, Board of Commissioners

ATTEST: *[Signature]*

Township Manager



Official Proclamation Township of Upper St. Clair

A PROCLAMATION OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CONGRATULATING THE UPPER ST. CLAIR HIGH SCHOOL SPEECH & DEBATE TEAM.

WHEREAS, the 2025 Upper St. Clair High School Speech & Debate Team captured the Pennsylvania High School Speech League Championship (PHSSL) for the sixth time since 2017, and for the fourth year in a row, which was held March 21st and March 22nd, 2025 at Bloomsburg University; and,

WHEREAS, founded in 1961, the PHSSL's purpose it to stimulate through educational competition an understanding and appreciation of all areas of speech; and,

WHEREAS, individually, seniors Ishaan Sharma and Harsh Mali won the Parliamentary Debate State Championship, marking Upper St. Clair's sixth title in the event since it was introduced in 2011, and it was Ishaan's second state title, becoming only one of a few competitors in PHSSL history to win championships in two different events, by capturing 1st place in Extemporaneous Speaking in 2024; and,

WHEREAS, seniors Isabel Vilensky and Aaryan Kumar won the Public Forum Debate State Championship, Upper St. Clair's first championship in this category; and,

WHEREAS, the Upper St. Clair High School Speech & Debate Team, under the direction of Mr. Ben Edwards with assistance from Mr. Logan Reynolds, competed against 80 schools state-wide, and qualified 48 students, the most competitors any school has brought to the state tournament; and,

WHEREAS, special recognitions are made to the following finalists in Speech: Anoushka Barve, Prachi Chethur, Ali Hanna, Shreya Sriram, Divya Udhayakumar, Robert Elliot, Harrison Barker, Finn Stafford, and Haniska Yanamadala; the following semifinalists in Debate: Izzy Lin, Zahra Khan, Arth Italiya, Josh Anand, and Noshi Dabas; and the following quarterfinalists in Debate: Mana Barimani and Aadhi Bharath; and,

NOW, THEREFORE, BE IT PROCLAIMED, by the Board of Commissioners of the Township of Upper St. Clair as follows:

THAT, the Board of Commissioners of the Township of Upper St. Clair on behalf of the residents of Upper St. Clair, commends and congratulates the entire Upper St. Clair High School Speech & Debate Team and coaching staff for an outstanding 2024 - 2025 season culminating in the PHSSL Championship.

ADOPTED this 5th day of May, 2025.

TOWNSHIP OF UPPER ST. CLAIR

By *Paul Mary*
President, Board of Commissioners



ATTEST: *[Signature]*
Township Manager

Township of Upper St. Clair



ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

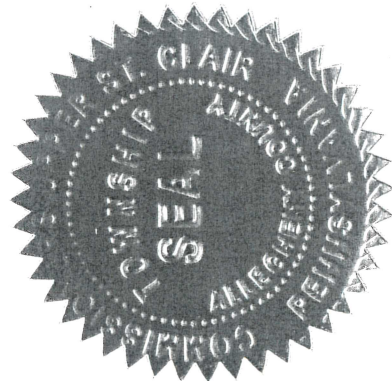
Awards This

CERTIFICATE OF ACHIEVEMENT

to

2024 - 2025 UPPER ST. CLAIR BOYS BASKETBALL TEAM

In recognition of outstanding performance, the Township and its residents, congratulate the team and its coaching staff on capturing the 2025 Western Pennsylvania Interscholastic Athletic League (WPIAL) Class 6A Boys Basketball Championship for the second year in a row by defeating New Castle 65 - 43, for making it to the semifinal game at the Pennsylvania Interscholastic Athletic Association (PIAA) Championship for the second time in school history, and for finishing one of the most successful seasons in the school's history with a 26 - 3 record.



Presented this 5th Day
of May, 2025

Paul Pley

President, Board of Commissioners

M. L. L.

Township Manager

Township of Upper St. Clair



ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

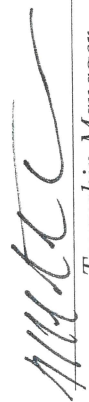
Awards This

CERTIFICATE OF ACHIEVEMENT to 2024 - 2025 UPPER ST. CLAIR GIRLS BASKETBALL TEAM

In recognition of outstanding performance, the Township and its residents, congratulate the team and its coaching staff on capturing the 2025 Western Pennsylvania Interscholastic Athletic League (WPIAL) Class 6A Girls Basketball Championship by defeating Norwin 45 - 40, for making it to the finals at the Pennsylvania Interscholastic Athletic Association (PIAA) Championship for the first time since 1999, and for finishing one of the most successful seasons in school history with a 23 - 7 record.

Presented this 5th Day
of May, 2025


President, Board of Commissioners


Township Manager



BOARD OF COMMISSIONERS MEETING MINUTES

April 7, 2025

The regular meeting and public hearing 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, April 7, 2025, 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 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 Plutko	Vice President
	Commissioner Burlingame	
PUBLIC:	28 people attended.	

RECOGNITIONS

Commissioner Enck presented a Proclamation to Mr. Chris Gmitter, Library Director, in recognition of National Library Week, April 6-12, 2025. Library Staff members Shylu Venkatesh, Whitney Minyon, and Karen Hathaway were also in attendance.

Mr. Gmitter thanked the Board and expressed his Staff's pride in working with Township Staff, the Board of Commissioners and the community.

Commissioner Thomas presented Certificates of Achievement to Upper St. Clair High School Swim Team members Nazar Zoukovski, Ben Whiteford, Griffin Tomscheck, and Liam Tomb for their wins at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships.

REVIEW OF BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF MARCH 3, 2025

Commissioner Thomas moved to approve the Regular Meeting Minutes of March 3, 2025. This was seconded by Commissioner Pardini and carried with a 5-0 voice vote.

PUBLIC COMMENTS

Dr. Kate Anderson Bogue, 1805 Tragone Drive, stated that she is a doctorate-prepared family nurse practitioner, and shared an information packet with an image of children in various activities with the Board of Commissioners. She added that all the children in the image all died of sudden cardiac arrest during their physical activity because there was not an accessible Automated External Defibrillator (AED) and the people near them did not know how to respond. Her concern is that Upper St. Clair has not implemented the best practices guidelines for community youth sports which suggest that at all times during community athletic events an AED is not only present but also accessible during both games and practices. Also, the individuals who are there with them, usually volunteers, lay coaches and family members are prepared and trained to respond should a child or anyone else present collapses. The best practice recommendations are that the person who collapses receives compressions and the first shock from an AED within one to three minutes of the collapse.

Dr. Bogue continued that in Upper St. Clair, facilities and fields do have an AED present; however, it is usually locked up during practices making it inaccessible, and the lay coaches and volunteers are not being trained on how to respond within one to three minutes. She asked the Board what needs to happen in order to implement the best practices recommended guidelines and improve safety at community youth sporting events.

Dr. Bogue confirmed for Commissioner Paoly that she has met with members of the Upper St. Clair Athletic Association and staff members of the Community & Recreation Center.

Commissioner Paoly advised that Staff will review her packet that she submitted and contact her.

OLD BUSINESS

None.

NEW BUSINESS**PUBLIC HEARING RE. PLC25-0001 – ST. CLAIR COUNTRY CLUB PADDLE COURTS – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL**

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

Commissioner Thomas recused himself from discussion on this item of the agenda since he is a member of St. Clair Country Club.

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 #13, and Applicant Exhibits #1 through #9 into the record.

Mr. Benigni stated that it is recommended that the hearing be continued to Monday, May 5, 2025 for the purpose of taking Staff testimony. This can be accomplished by simple motion and voice vote.

Mr. Joe Hackett, landscape architect with LBA Landscape Architecture, 95 S. 10th Street, Pittsburgh, PA, stated that he was hired by St. Clair Country Club to provide a presentation that was previously given to the Planning Commission but has been adapted over the last few weeks to address their concerns.

Mr. Hackett began his presentation by providing an aerial view of St. Clair Country Club ("Club") showing that the paddle courts are currently located within the new Terrace Nine Course that is being built, causing the Club to move the paddle courts to a different part of the Club property. The existing courts are north of the Club, approximately 300 feet away from the nearest house. The site that has been selected for the new courts is just southwest of the existing pool and over the hill and down the slope from the parking lot that is parallel to Old Washington Road.

Mr. Hackett continued that the paddle courts have a 40-year history with the Club and is a very popular sport with men's and women's teams who compete against other clubs. The paddle court is half the size of a regular tennis court and paddle ball is played with a regular tennis ball. The courts are open during the day, but most of the games are played in the evening and into the night. The paddle ball season is in the fall and winter, which is the off-season from golf.

The proposed courts will be elevated above the ground, allowing a heating system below the courts which keeps the courts warm and dry, allowing the game to be played in the winter. The current courts were removed a few weeks ago at the start of the Terrace Nine project.

There will be four new courts constructed, each one is 30 feet by 60 feet and will be set about 150 feet from the edge of the pool. There will be a temporary paddle hut with temporary restrooms and sidewalks that connect to the existing golf path system with stairs up to the parking lot. The four courts are arranged symmetrically with a 36-foot-wide gathering area with tables and chairs.

There is 43 degrees of grade change down to the courts from Old Washington Road. What is being proposed is to elevate the courts and retain the existing dramatic slope on the left side of the parking lot and plant trees and shrubs between the parking lot and the road to help buffer the noise. The courts will be surrounded by a screen and there will be lights at the corners of each court. The courts will be approximately 600 feet from the nearest house, further to the west on Old Washington Road. The courts will be constructed with aluminum posts and beams, and screens will surround each court. During a paddle tennis game, the ball is bounced off the screens as part of the play. The six LED light fixtures that surround each court are 20 feet high and the light shines down from underneath the horizontal piece, shedding the light downward.

Mr. Hackett then displayed a photometric analysis of the courts showing that the lights are most intense in the center of the courts and darker away from the courts, similar to the old courts. A photograph taken 150 feet away from the courts shows that the lights are focused on the courts, and it is dark from where the photograph was taken.

The Planning Commission expressed concerns about the sound from the proposed courts so the Club hired an acoustical consultant who took readings at the existing courts at the same distance from Old

Washington Road to the new courts. They took 10 readings: two readings at five different locations approximately 250 feet away from the courts; one reading when there was no one playing and another when there was play going on. The readings revealed that the play on the court has almost no impact on the sound. The existing courts are approximately 272 feet away from Old Washington Road. The average reading with play and without was 48.3 decibels which is similar to typical ambient noises or sounds on a residential street, ie. cars, dogs barking etc. Most of the noise was actually coming from Route 19. What this study could not take into account was the topography and the vegetation of the proposed paddle courts which should help with the sound.

The temporary paddle court hut will be a 15' x 20' temporary structure that the Club will purchase and will be used for players to use in colder weather to stay warm before play. No decision has been made whether there will be a permanent hut, but the temporary structure will be used for approximately the next two years. There will also be elevated portable restrooms and the Club will have a contract with the local provider to service them on a regular basis.

Trees were previously removed due to health reasons along the parking lot and Old Washington Road. As part of this project, a mixture of evergreen and deciduous trees will be brought back in a more robust way along the north side of the parking lot and between the parking lot and Old Washington Road. There will also be large shrubs and smaller trees to create a multi-level screen that will fit into the aesthetic of the area.

The project is planned to be completed at the start of the season on October 1. This project went before the Planning Commission this past January and February, and in early April the National Pollutant Discharge Elimination System (NPDES) permit was submitted to the County. After Board approval, the building permit application will be submitted in May with construction occurring July through September starting with excavation and drainage. Courts and lights will then be installed, and finally, the sidewalks and landscaping.

Mr. Hackett concluded the presentation with the reasons this project should be approved:

- The paddle courts have been in use at the Club for over 40 years.
- Nothing new is being proposed; the paddle courts are being moved from one side of the Club to the other.
- The project is in compliance with the ordinance; no waivers, variances or relief from the ordinance are being sought.
- The concern of noise was addressed by the sound study conducted.
- The Club reached out to the neighbors of the proposed site and they are committed to working with them to address any of their concerns.
- The Club has responded to comments from the Planning Commission and Township Engineer.
- This project is very important to the membership.

Commissioner Paoly clarified Mr. Hackett's timeline slide by stating that there will be no Board approval of this project this evening and there will be a second public hearing on May 5th.

Mr. Hackett confirmed for Commissioner Graves that the hours of operation will be in the evening until 11:00PM, but he did not know if this was discussed with the neighbors. These are the hours of the current paddle courts. Although the sound and lighting were addressed, Commissioner Graves did express his concerns about these issues.

In response to Commissioner Paoly's inquiry, Mr. Hackett stated that the paddle courts are open during the day, but league games occur in the evening.

Mr. Jason D'Amico, 494 Broadmoor Avenue, Pittsburgh, PA, a paddle court player at the Club, clarified the hours by stating that the women's league matches start at 10:00AM and the men's league matches are from 7:00PM to 11:00PM, with occasional practices as early as 8:00AM.

Mr. Hackett responded to Commissioner Paoly's further concerns by stating the following:

- The lights of the paddle courts will be on a timer and will automatically turn off at 11:00PM at which time play will have to stop. If play ends early, the lights can be manually turned off.
- Four courts will be constructed and the temporary structure and restrooms will be built between the courts and the pool.
- The nearest house to the new courts will be 370 feet away, as opposed to the old courts which were 300 feet away.
- Only paddle ball will be played on these courts and the intent is that if courts will be used for any other activity, such as pickleball, it will require Board approval. This restriction will be included in the proposed ordinance.

Mr. Hackett confirmed for Commissioner Graves that the noise study was conducted on the four courts and not two courts.

Ms. Ann Gentry, 2315 Old Washington Road, lives across the street from the proposed project. She is asking the Board to protect its residents, their property values, this neighborhood and this community by not approving this project for the following reasons:

- This project will most likely turn into a racquet sports complex in years to come since this is probably phase one of a multi-phase plan.
- Although they are used to the golf activity from the Club and drivers using excessive speed on Old Washington Road, they do have a nice view of the golf course and peace and quiet during the winter months. This proposed project will end their quiet winters by bringing a nuisance of late-night noise, lights, and activity to the neighborhood.
- Ordinances prevent residents from creating nuisances in the community, but the Club is not restricted by these same ordinances. Furthermore, neighbors on Glendale Drive have warned to not trust the Club to adhere to any Township restrictions.

Mr. John Gentry, 2315 Old Washington Road, pointed out on Mr. Hackett's presentation slide that he lives right across the street from the proposed project. He asked the Board to not let the Club take away their peace and quiet, when the Club is giving them nothing in return. The Club is requesting to move their paddle courts up from the valley to an area that is zoned R-1 with a significant change in use. Mr. Gentry is concerned about the lights, noise and hours, but he is more concerned about what is to come, since there is an open secret that the Club wants to install pickleball courts next. To be a good neighbor, the Club should release its open-year plan to see what they plan to do next. If this project goes through, Mr. Gentry inquired as to who would compensate him for the harm to his property and is asking the Board to vote no on this project.

Mr. Gentry thanked Commissioner Thomas for recusing himself from this project and asked if there were other members of the Board or their immediate family who are also members of the Club.

Mr. Firman then asked each member of the Board the following questions to which they all replied no:

- Are they or their immediate family members of St. Clair Country Club?
- Would they stand to benefit financially from the proposed plan?
- Did any Board member pre-judge this plan prior to it being presented this evening?

In response to Mr. Gentry's inquiry regarding whether any members of the Planning Commission are members of the Club, Mr. Firman responded that the Planning Commission is a recommending body, but that the Board members who will vote have stated where they stand on this matter.

Mr. Gentry replied that since the Planning Commission has vetted this matter and the Board would act on the Planning Commission's recommendation, it should be known whether the Planning Commission members or their immediate family are members of the Club. If this is not known, there should be a pause to this process.

Mr. Firman respectfully disagreed with Mr. Gentry by stating that this a brand new hearing before the Board and they will be responsible for voting on it. In addition, they have met Mr. Gentry's standard regarding Club membership. Mr. Firman does not know whether any members of the Planning Commission are Club members and if they are, they should recuse themselves. He stressed that whatever happened at the Planning Commission does not taint this hearing tonight. There are timelines to meet for conditional use approval according to the Municipal Planning Code and Township Code for hearings to be heard. To avoid the potential for a deemed approval, this hearing is currently open and must move forward.

Ms. Jessica Hrabovsky, 2325 Old Washington Road, lives directly across from the parking lot and catty corner from the proposed paddle court. The new street light installed three years ago on the corner of Southern Hilands Drive shines directly into her front rooms of her home. The slope going down to the new courts is not as steep as it is depicted and the trees along Old Washington Road were removed due to lack of care by the Club. When the driving range was located next to the parking lot, golf balls would come into her yard and hit her house. As such, she agrees with the Gentrys that they have tolerated a lot from the Club and now they will have to put up with the lights and sounds from the paddle courts, in addition to the sounds from the pool past 11:00PM. Ms. Hrabovsky then expressed that she is not in favor of the construction of the paddle courts at that location.

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. PLC25-0001 – ST. CLAIR COUNTRY CLUB PADDLE COURTS – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Commissioner Graves moved to continue Public Hearing Re. PLC25-0001 – St. Clair Country Club Paddle Courts – Unified Conditional Use Preliminary and Final Land Development Approval to the Board of Commissioners' Regular meeting on May 5, 2025. This was seconded by Commissioner Pardini and carried with a 5-0 voice vote.

RECOMMENDATION RE. APPROVAL OF CONTRACT

Mr. Mansfield stated that Staff recommends the following contract for the Board's approval in accordance with Township Code:

Tri-Star Ford Blairsville, PA	Two (2) 2025 Ford F600 Super Duty 4x4 Cab & Chassis Trucks	\$117,662.00
	One (1) 2025 Ford F550 Super Duty 4x4 Cab & Chassis	<u>\$ 58,533.00</u>
	Total Contract:	\$176,195.00

A simple motion and voice vote will authorize this contract with Tri-Star Ford.

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

MOTION AND VOTE TO APPROVE CONTRACT

Commissioner Thomas moved to approve the above contract. This was seconded by Commissioner Enck and carried with a 5-0 voice vote.

RECOMMENDATION RE. APPOINTMENTS TO VOLUNTEER BOARDS

Mr. Serakowski stated that during three evenings in February and March, interviews were conducted by the Board for open positions on the Building and Fire Code Appeals and Advisory Board, Library Board, Parks & Recreation Advisory Board, and the Zoning Hearing Board.

The following candidates are recommended to fill open positions and can be approved by simple motion and voice vote:

Building and Fire Codes Appeals and Advisory Board

- Firas Abdelahad

Library Board

- Beth DeWalt

Parks & Recreation Advisory Board

- Saralynne DelRaso

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 APPROVE APPOINTMENTS TO VOLUNTEER BOARDS

Commissioner Enck moved to approve appointments to the Building and Fire Codes Appeals and Advisory Board, Library Board, and Parks & Recreation Advisory Board. This was seconded by Commissioner Pardini and carried with a 5-0 voice vote.

Mr. Serakowski continued that the following appointments and reappointment to the Zoning Hearing Board may be accomplished by adoption of Resolution No. 1775 by simple motion and roll call vote:

Zoning Hearing Board

- Steven Gibbs, Reappointment to Regular Position
- Timothy Quinn, New Appointment to Alternate Position
- Adam Sheldon, New Appointment to Alternate Position

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

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1775

Commissioner Pardini moved to adopt Resolution No. 1775 Re. the reappointment and appointments to the Zoning Hearing Board of the Township of Upper St. Clair. This was seconded by Commissioner Thomas and carried with a 5-0 roll call vote.

OTHER BUSINESS

None.

ADJOURNMENT

Following a motion for adjournment by Commissioner Pardini and a second by Commissioner Graves which carried with a 5-0 voice vote, the meeting was adjourned at approximately 8:33PM.

Prudence Cooper
Recording Secretary
April 7, 2025

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

From: Adam A. Benigni, AICP, Director of Planning and Community Development

Date: May 2, 2025

Subject: CONTINUED PUBLIC HEARING RE. PLC25-0001 – ST. CLAIR COUNTRY CLUB PADDLE COURTS – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

GENERAL INFORMATION

Applicant: St. Clair Country Club

Landowner: St. Clair Country Club

Action Requested: Unified Conditional Use / Preliminary and Final Land Development Approval

Purpose: To relocate paddle courts

Zoning: R-LI, Low Intensity Residential District

Location: 2300 Old Washington Road

Lot/Block No.: 478-G-110

Size: 238.8 acres

Existing Land Use: Country Club and Golf Course

Surrounding Land Use & Zoning: North: R1, Single Family Residential District
West: R1, Single Family Residential District
East: R1, Single Family Residential District
South: R1, Single Family Residential District

Procedural History: 01/02/25: Application filed
01/16/25: Application tabled
02/20/25: Planning Commission Review
04/07/25: Public Hearing opened
05/05/25: Continued Public Hearing

TOWNSHIP EXHIBIT NO. 14

Township of



USC

Upper St. Clair

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: May 2, 2025
IN RE: CONTINUED PUBLIC HEARING RE. PLC25-0001 – ST. CLAIR COUNTRY CLUB PADDLE COURTS – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL
Page 2

Public Hearing

This hearing was continued by the Board of Commissioners from April 7, 2025, to May 5, 2025, for the purpose of taking staff testimony.

Public Notice

The hearing has been duly advertised and notice properly given in accordance with the Municipalities Planning Code and the Code of the Township. (Twp. Ex. Nos. 4-6)

Recommended Public Hearing Procedure

1. Swearing in of additional testifiers, if any;
2. Presentation of additional exhibits by the Director of Planning and Community Development;
3. Staff testimony by the Director of Planning and Community Development;
4. Questions by the Board of Commissioners;
5. Additional testimony from the applicant or the public;
6. Provided no further testimony is needed, the hearing may be closed and action taken.

Exhibits

The following Exhibits will be entered into the record at the continued public hearing on May 5, 2025:

Township

14. Memo dated May 2, 2025 to Matthew R. Serakowski from Adam A. Benigni (this memo)

Planning Commission Recommendation

The Planning Commission reviewed this application on January 16, 2025 and February 20, 2025 at which time they recommended approval subject to certain conditions.

Comment

The subject property consists of a country club and golf course built in September of 1930. The existing building was constructed prior to the Township's adoption of a zoning code in 1947. Over the past few decades, the St. Clair Country Club has remodeled the club pool (1972), added the golf shop facility (1999), expanded the existing clubhouse (2001) and renovated the golf course (mid-2000s). Additionally, the applicant received approval to redevelop the Terrace Nine course and relocation of the driving range in 2024. The purpose of this submission is to relocate paddle courts on the property that are to be removed as a part of the Terrace Nine course relocation.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: May 2, 2025
IN RE: CONTINUED PUBLIC HEARING RE. PLC25-0001 – ST. CLAIR COUNTRY CLUB PADDLE COURTS – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL
Page 3

Staff Recommendation

Staff recommends that the Board of Commissioners consider one of the following options:

1. If the Board of Commissioners determines that it has sufficient information to render a decision, staff recommends that the Board close the public hearing and render a decision at the June 2, 2025 regular meeting. The motion to close the public hearing can be accomplished by a simple motion and voice vote.
2. If the Board of Commissioners determines that it does not have sufficient information to render a decision, the Board should advise staff and applicant of the specific information required to render a decision and table the public hearing to the June 2, 2025 regular meeting with the consent of the applicant. This also can be accomplished by a simple motion and voice vote.

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

From: Adam A. Benigni, Director of Community Development 

Date: May 2, 2025

Subject: PUBLIC HEARING RE. PLC25-0002 – PITTSBURGH BASEBALL LAB –
NONRESIDENTIAL –CONDITIONAL USE APPROVAL

GENERAL INFORMATION

Applicant/Landowner: Bud Martin

Action Requested: Conditional Use Approval

Purpose: To change the use of the building from mini-warehousing to a recreational enterprise

Zoning: RM – Restricted Light Industrial District

Location: 1341 McLaughlin Run Road

Lot/Block No.: 254-N-220

Size: 1.095 acres

Existing Land Use: Vacant, former fitness center, approved for mini-warehousing in 2021.

Surrounding Land Use & Zoning:
North: RM, Restricted Light Industrial District
West: RM, Restricted Light Industrial District
East: RM, Restricted Light Industrial District
South: RM, Restricted Light Industrial District

Procedural History:
03-06-2025 – Application filed
03-20-2025 – Planning Commission review
05-05-2025 – Public Hearing Scheduled to open

Procedure: USC Code 130.55. (130.54.3.1.3. & 130.54.3.1.4.) sets forth:

1. Planning Commission review and recommendation;
2. First public hearing must be opened within 60 days of applicant's request; May 5, 2025;

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, Director of Community Development
DATE: May 2, 2025
**IN RE: PUBLIC HEARING RE. PLC25-0002 – PITTSBURGH BASEBALL LAB –
NONRESIDENTIAL –CONDITIONAL USE APPROVAL** **Page 2**

3. Hearing must be concluded within 100 days of date of first hearing.
4. Decision must be rendered within 45 days of close of hearing.

Public Hearing

A public hearing has been scheduled for May 2, 2025, beginning at 7:30 P.M., or shortly thereafter, Board of Commissioners Meeting Room, Township Municipal Building.

Public Notice

The hearing has been duly advertised and notice properly given in accordance with the Municipalities Planning Code and the Code of the Township. (Twp. Ex. 6 and 8)

Recommended Public Hearing Procedure

1. Swearing in of testifiers;
2. Presentation of exhibits by the Director of Community Development;
3. Applicant's presentation of application;
4. Questions from the Board of Commissioners;
5. Testimony from the public;
6. Continue the hearing to Monday, June 2, 2025 for the purpose of taking staff testimony.

Exhibits

The following exhibits will be entered into the record at the public hearing on May 5, 2025.

Township

1. Code of the Township by reference
2. Staff Report dated March 20, 2025
3. Copy of Planning Commission Meeting Minutes from March 20, 2025
4. Planning Commission letter of recommendation dated March 21, 2025
5. Legal Notice with confirmation dated April 9, 2025
6. Confirmation of Court Reporter for 1st public hearing on May 5, 2025
7. List of persons notified of public hearing

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, Director of Community Development
DATE: May 2, 2025
**IN RE: PUBLIC HEARING RE. PLC25-0002 – PITTSBURGH BASEBALL LAB –
NONRESIDENTIAL –CONDITIONAL USE APPROVAL** **Page 3**

8. Legal Notice Posting Memo to Public Works with proof of posting dated April 24, 2025
9. Memo dated May 2, 2025 to Matthew R. Serakowski from Adam A. Benigni (this memo)

Applicant

1. Planning Commission Application form date stamp received March 6, 2025
2. Site Plan dated February 2025, prepared by Wind Ridge Engineering Co date stamp received March 6, 2025
3. Architectural Plan dated February 2025, prepared by Integrity Design, date stamp received March 6, 2025
4. Map depicting properties within 200 feet

Planning Commission Recommendation

The Planning Commission reviewed this application on March 20, 2025 at which time they recommended approval subject to certain conditions. A copy of the Planning Commission's letter of recommendation is Attachment 1.

Modification Requests

The applicant is requesting no modifications.

Comments

In May 1978, the Board of Commissioners approved the plan for St. Clair Courts. The property was operated as a racquetball club and then fitness center until it closed in October 2020. In 2021, the Board of Commissioners approved an ordinance that permitted mini-warehousing within the existing vacant building; however, the owner of the property never moved forward with that use. The current request is to allow a recreational enterprise (baseball training facility) with the existing building.

Staff Recommendation

It is recommended that the hearing be continued to Monday, June 2, 2025, for the purpose of taking staff testimony.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, Director of Community Development
DATE: May 2, 2025
IN RE: PUBLIC HEARING RE. PLC25-0002 – PITTSBURGH BASEBALL LAB –
NONRESIDENTIAL –CONDITIONAL USE APPROVAL **Page 4**

Attachment

1. Planning Commission letter of recommendation, Twp. Ex. 4

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**TOWNSHIP OF UPPER ST. CLAIR
PLANNING COMMISSION - 2025**

**Yvonne Piecknick, Chairperson
Jeffrey Krantz, Vice Chairman
Adam McGurk, AICP, Secretary**

**David Wade
Jake Polochak
Robin Weissert
David Siorta**

TO: The Board of Commissioners

FROM: The Planning Commission

DATE: March 21, 2025

**IN RE: PLC25-0002 – PITTSBURGH BASEBALL LAB – NONRESIDENTIAL –
 CONDITIONAL USE APPROVAL**

At its regular meeting on March 20, 2025, the Planning Commission adopted the following motion with reference to the subject:

MOTION: **THAT** the Planning Commission recommends approval by the Board of Commissioners.

Motion by Mr. Wade, seconded by Ms. Krantz, carried by unanimous voice vote, 7–0.


_____ for
Yvonne Piecknick, Chairperson

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: May 2, 2025

Subject: **RECOMMENDATION RE. APPROVAL OF CONTRACTS**

Staff recommends the following contracts for the Board's approval in accordance with Township Code:

KONE, Inc. Pittsburgh, PA	Emergency Repair to Library Elevator	\$ 67,540.00
JB Mechanical, Inc. Washington, PA	Municipal Building Heating & Cooling Upgrades	\$ 61,750.00
JB Mechanical, Inc. Washington, PA	Route 19 Fire Hall Boiler Replacements	\$ 93,750.00
General Recreation, Inc. Newtown Square, PA	Morton Fields Complex Playground Structure	\$355,066.00
Tri-Star Ford Blairsville, PA	One (1) 2025 Ford Explorer Staff Vehicle	\$ 51,343.00
Stephenson Equipment, Inc. Lilly, PA	Two (2) 9' Aluminum Dump Body Upfits with stainless steel tailgate spreaders, salt & Liquid dispensing systems and 9' snowplows (for two (2) Ford F600 Cab & Chassis) @ \$71,967.25 each	\$143,934.50

A simple motion and voice vote will authorize the above actions.



/pec

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Township of



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USC

Upper St. Clair