

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, NOVEMBER 3, 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. Review of the Board of Commissioners' Regular Meeting Minutes of October 6, 2025. (Minutes enclosed)
5. Comments from Citizens and Taxpayers on Matters Not Included on the Agenda.

OLD BUSINESS

6. None.

NEW BUSINESS

7. Recommendation Re. Establish Public Hearing Re. PLC25-1302 – Reclassification of the Property Identified as Block/Lot 321-G-150 to the R-4 and RM Zoning District by Zoning Amendment to the Township Zoning Map. (Memorandum and Resolution No. 1787 enclosed)
8. Recommendation Re. Community & Recreation Center Implementation Advisory Committee Recommendations. (Memorandum enclosed)
9. Recommendation Re. Public Hearing for 2026 Proposed Budget. (Memorandum enclosed).
10. Recommendation Re. Appointment of Delegates to the Southwest Allegheny Tax Collection Committee. (Memorandum and Resolution No. 1788 enclosed)
11. Recommendation Re. Approval for a Grant Application Through the Department of Community And Economic Development Local Share Account for the purchase of a Medic Unit for Tri-Community South E.M.S. (Memorandum and Resolution No. 1789 enclosed)

12. Recommendation Re. Resolution Authorizing the Appropriate Township Officials to Execute All Documentation Regarding a Sidewalk Maintenance Agreement. (Memorandum and Resolution No. 1790 enclosed)
13. Other Business.
14. Adjournment.

BOARD OF COMMISSIONERS MEETING MINUTES

October 6, 2025

The regular meeting 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 6, 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	Vice President
	Commissioner Burlingame	
	Commissioner Graves	
	Commissioner Pardini	
	Commissioner Plutko	
	Commissioner Thomas	
	Matthew R. Serakowski	Township Manager
	Mark S. 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
	Amy Wiszczor	Recording Secretary

EXCUSED:

PUBLIC: Approximately 26 people attended.

RECOGNITIONS

Commissioner Pardini presented a Proclamation designating October 5-11, 2025 as Fire Prevention Week in Upper St. Clair to the Upper St. Clair Volunteer Fire Department. This year's theme is ***"Charge into Fire Safety™": Lithium-Ion Batteries in Your Home"***. Upper St. Clair Fire Chief, Ted Hale, accepted the Proclamation for the Department.

Commissioner Pardini and Chief Hale also recognized the following Volunteer Fire Department members for their years of service:

Doug Dennig	50 years
John Doeblor	30 years
Michael Gannon	20 years
Richard Jurik	10 years

Chief Hale also introduced Nick Sohyda, Fire Service Coordinator, and congratulated him on his first year of service.

Chief Hale also thanked the Board of Commissioners for their continued support.

Commissioner Paoly thanked Chief Hale and the members of the Volunteer Fire Department for their service to the Township.

REVIEW OF BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF SEPTEMBER 2, 2025

Commissioner Burlingame moved to approve the Regular Meeting Minutes of September 2, 2025. This was seconded by Commissioner Plutko and carried with a 7-0 voice vote.

PUBLIC COMMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS**RECOMMENDATION RE. PLC25-9901 – AMENDMENT TO CHAPTER 99 OF THE TOWNSHIP CODE ENTITLED “PUBLIC AND PRIVATE IMPROVEMENTS” TO UPDATE THE SPECIFICATIONS FOR THE FIRE HYDRANTS**

Mr. Benigni stated that to improve firefighting efficiency and enhance public safety, the Township is proposing to update its specifications to require Storz connections on all new and replacement fire hydrants. Storz connections provide a quick-attach coupling that allows emergency responders to establish water supply more rapidly during fire events.

Staff recommends that the Board of Commissioners adopt Bill No. 5-25 which may be accomplished by a simple motion and roll call vote.

Commissioner Paoly asked if there were any questions from the Board.

Commissioner Burlingame questioned if Upper St. Clair is currently the only Township adding these Storz connections to the hydrants. Mr. Benigni stated that all the municipalities are in the process of adding these connections to their fire hydrants.

In response to Commissioner Paoly's question regarding the timeline for placing these new connections, Mr. Benigni stated it would be for any newer replacement of hydrants at this time.

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

MOTION AND VOTE TO ADOPT BILL NO. 5-25

Commissioner Enck moved to adopt Bill No. 5-25 Re. PLC25-9901 – Amendment to Chapter 99 of the Township Code Entitled “Public and Private Improvements” to Update the Specifications for the Fire Hydrants. This was seconded by Commissioner Graves and carried with a 7-0 roll call vote.

PRESENTATION RE. COMMUNITY & RECREATION CENTER IMPLEMENTATION ADVISORY COMMITTEE RECOMMENDATIONS.

Mr. Serakowski introduced Mr. Mark Edelmann with Weber Murphy Fox to present the findings of the Community & Recreation Center Implementation Committee. Mr. Serakowski proceeded with a brief history of this process. This process dates back prior to COVID and the last major study the Township had was in 2018. At that time a similar type of committee was formed to review those findings and then developed an implementation and recommendation process. That committee was prepared to act on those recommendations just weeks before COVID and that work had to be shelved. Ballard King & Associates was now brought back to do a study – post COVID world – which led to many different recommendations that may not have been considered prior to COVID. The Board of Commissioners then identified an implementation committee made up of both Staff and Commissioners, and for the past year this group has been working diligently on reviewing the report, developing phasing and implementation, and recommendations and this evening is a presentation of all those efforts.

Mr. Edelmann, Weber Murphy Fox, started his presentation by thanking the committee for their work on this study and tonight he will be presenting the findings from this study and the recommendations of the committee.

Mr. Edelmann stated that the main findings of the study focus on the safety of the facility and adding amenities to the facility to generate and maintain interest, as well as updating the facility to meet the current needs based on the past uses of the facility and how it is currently used today in a post-COVID world.

Mr. Edelmann displayed the drawings and began by reviewing Phase I which consists of items associated with the outdoor pool area. The work to the outdoor pool area would include expanding the lap lanes from the current three lanes to nine lanes. The in-water seating area will also be expanded with the additional lanes. There will be additional deck and shade structures added to the lap pool area. Another significant piece that is incorporated into the plan is a 30' platform chute speed slide. It will be a fast run out slide, which could be used by all ages, and it would be seen from Mayview Road. The next major component was a recommendation for a large splash pad that had more water activities built into the water deck, so that a larger age group would be able to enjoy it including grandparents with their grandchildren. It was also important that these amenities are significant enough that patrons would come back and use them multiple times throughout the season. The other portion of the outdoor pool area is to modify the current check-in area. This would include a pavilion with a turnstile system so that when a patron enters, they are swiping their credentials. The existing check-in area would become a lifeguard area, so the lifeguards can share the indoor and outdoor pool area.

Mr. Edelmann continued with Phase II of the recommendations for the indoor facility. Phase II includes removing the hard wall that is between the two existing fitness rooms and putting an accordion partition between the two rooms. This would give more flexibility to the rooms and give them the ability to accommodate larger classes by taking the two rooms and making them into one large room. The other need was for additional adult changing rooms. These adult changing rooms are similar to a typical changing room, but they have a larger changing table that allows older adults with disabilities to use them. Anyone would be able to use these rooms, but it is an added amenity to allow more people access to those facilities. An existing party room will be removed so that these changing rooms can be in the same area where all the other changing rooms are located.

Another issue was to keep the main corridor dry. To accomplish this a new entrance will be created directly off of the interior pool deck into the locker rooms so patrons won't have to come into the main circulation dry corridor of the recreation center. This entrance will give pool patrons one way directly in and out of the locker rooms. An additional party room will be added to replace the party room that was used for the adult changing room. This party room will be located where the refreshment station was designed to be at one time. The party room will have glass to look out onto the pool deck, which is very similar to what the existing party rooms are now. Another recommendation was for aesthetic improvements to the locker rooms by adding a decorative Fiberglass Reinforced Plastic (FRP) product in certain locations. This could consist of photographs or murals that are applied directly over the concrete block that is currently in the locker rooms. The images and themes are yet to be decided. This would be less disruptive to the daily operations of the C&RC than adding tile, which would require areas to be shut down during installation.

The presentation continued with discussion of the last major component, the front entry area. One of the main points of the Ballard King report was to tighten up control of the security of the C&RC. In its current location, patrons are able to wander through the facility before they actually arrive at the control desk. There were two options for the front entry. The first option is to move the control desk to the left of the main doors, with a community lounge area where patrons can wait to meet someone or pick someone up, and turnstiles where patrons would have to swipe their credentials to enter the recreation area. Additional space would be made for a new member meeting room so that a non-member could discuss membership without having to access the main recreation area. An overflow recreation office would also be created. One version of this option was to move the control desk closer to the front to create a smaller "mousetrap" which is one way requiring the patron to give their credentials and tell who they are before gaining access to the facility. With this option, all patrons who enter the facility are identified before they even go to a meeting room. With the second version, the control desk would be further back from the entrance allowing patrons access to a meeting room without having to go through the control point and would not be identified.

Mr. Edelmann discussed some enhancements to the upper deck fitness floor. The recommendations were to replace the flooring with rubber athletic flooring, build free-standing mirror walls in the free weight area and move the Intermediate Distribution Frame (IDF) room, where the link for the computer networking is located, to where the current nutritionist's office is located.

The committee also looked at a Phase III which was to add an additional gymnasium in the future.

Commissioner Paoly asked if there were any comments or questions from the Board.

Commissioner Paoly thanked the members that were on the committee and stated it is nice to see these recommendations coming to fruition.

Mr. Edelmann also stated that the committee did a wonderful job, and it was a very nice process.

Commissioner Paoly asked if there were any comments or questions from the public.

Mr. Mark Riley, 316 Hardy Drive, stated his concerns for security at the front entrance and how it would be addressed. Mr. Edelmann stated that one of the components of this upgrade is the controlled access which will be added to all the exterior doors as well as 24 interior doors.

Commissioner Graves thanked Mr. Edelmann for reviewing the security concerns. This was a main concern for the committee, which discussed several times as to whether to put the control desk

further back or closer to the entrance of the building. He shared his concerns for the security of the corridor that is currently located to the right of the control desk and has an exterior access door and for the security of the children's playroom. If the control desk is moved back from the entrance, then those sitting at the desk will be able to see each way as to who is entering the facility.

Commissioner Enck added that one of the most important parts of security is people. If the control desk is moved forward and closer to the entrance, then any problems would be happening behind the people at the desk. If the desk is moved back, then the people at the desk have a better sight line to see if there is something going on. Commissioner Enck also added that safety was discussed especially at the last meeting, fortifying a little more, the children's room. One of the number one items from the very first meeting was safety on this project.

Mr. Edelmann confirmed for Commissioner Graves that there are ways to modify the current counter area at the children's playroom to have controlled access and still give people the ability to visually see what is going on in the children's playroom.

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

Mr. Serakowski stated that Chris Biswick, Director of Recreation & Leisure Services, is present tonight and asked if he had any comments or wanted to add anything to the presentation.

Mr. Biswick thanked the Board for establishing this committee and thanked Commissioner Burlingame, Commissioner Enck and Commissioner Graves for their continued support throughout the process. It has been almost a year, and they have looked at many different angles. Mr. Biswick is proud of the recommendations the committee has come up with and liked the input from the Commissioners this evening.

Mr. Serakowski also introduced Ms. Kristen Burch and Ms. Melissa Lindberg, who were part of the committee, and he appreciated their involvement as well with this process.

Mr. Serakowski confirmed for Commissioner Paoly that this item will be on the agenda in November, at which time there will be a vote seeking approval for the recommendations.

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

RECOMMENDATION RE. APPROVAL OF CONTRACT

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

Penn Care, Inc. Niles, OH	2026 Ford F-450 4x4 Ambulance	\$253,042.00
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A simple motion and voice vote will authorize the above actions.

Commissioner Paoly asked if there were any comments or questions from the Board.

In response to Commissioner Pardini's question, Mr. Mansfield stated that the Township authorized the purchase of four ambulances in 2025, but they will not be delivered until the Spring of 2026 or

later. Tri-Community South (TCS) currently runs six ambulances, and they are overdue to be replaced. The Township attempted to order the ambulances one and a half years ago, but the company was unresponsive. TCS currently runs as many as three ambulances in a given shift.

Mr. Serakowski also responded to Commissioner Pardini's question by stating that the Township added a fourth ambulance to the purchase with the intent of going to a 2-2-2 replacement program, the Township currently does a 3-3 replacement program. The Township has an opportunity to purchase an additional unit at a reduced cost before the cost increases in January 2026. This will allow the Township to begin this 2-2-2 replacement program from a capital standpoint. From a response standpoint, TCS typically has three units running in each community, but there may be multiple calls in a community. During peak times, TCS attempts to run a power shift, which puts on a fourth unit. It is not uncommon for TCS to have mutual aid come into our community or TCS gives mutual aid to other companies such as Southbridge, Medical Rescue Team South or Peters Township.

Mr. Mansfield stated that TCS is currently running 750 calls per month, which he confirmed for Commissioner Burlingame is a number that is increasing. Mr. Serakowski added that TCS is setting response records in 2025 and seeing numbers that we have not seen even during COVID.

Commissioner Burlingame questioned how the decision is made to increase the number of ambulances and increase staff. Mr. Serakowski responded by stating that TCS is overseen by the Administrative Committee, which are the three managers of the three communities, along with the Chief of Operations, Keith Morse, who makes these decisions.

Commissioner Paoly asked if there were any questions or comments from 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 7-0 voice vote.

RECOMMENDATION RE. APPROVAL FOR A GRANT APPLICATION THROUGH THE STATEWIDE LOCAL SHARE ACCOUNT PROGRAM OF THE PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR THE MCLAUGHLIN RUN STREAMBANK RESTORATION PROJECT

Mr. Benigni stated that the Township will be applying for a Statewide Local Share Account grant through the Pennsylvania Department of Community and Economic Development (DCED) in the amount of \$1,000,000 to be used for the McLaughlin Run Streambank Restoration Project.

Resolution No. 1783 authorizes Mark S. Mansfield, Assistant Township Manager, to file all applications, documents, and forms between the Township of Upper St. Clair and the Pennsylvania Department of Community and Economic Development for Statewide Local Share Account program funding.

Staff recommends approval of Resolution No. 1783 which may be accomplished by a simple motion and roll call vote.

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

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1783

Commissioner Burlingame moved to adopt Resolution No. 1783 Re. Approval for a Grant Application Through the Statewide Local Share Account Program of the Pennsylvania Department of Community and Economic Development for the McLaughlin Run Streambank Restoration Project. This was seconded by Commissioner Plutko and carried with a 7-0 roll call vote.

RECOMMENDATION RE. APPROVAL FOR AN ALLEGHENY COUNTY BLIGHT REMOVAL PROGRAM (ACBRP) GRANT APPLICATION THROUGH THE ALLEGHENY COUNTY ECONOMIC DEVELOPMENT (ACED) DIVISION FOR THE DEMOLITION OF 1610 MCLAUGHLIN RUN ROAD

Mr. Benigni stated that the Township desires to apply for a grant through the Allegheny County Economic Development (ACED) division's Allegheny County Blight Removal Program in the amount of \$35,000 to be used for the demolition of 1610 McLaughlin Run Road. Resolution No. 1784 authorizes SHACOG to file all applications, documents, and forms between the Township and ACED.

Staff recommends the approval of Resolution No. 1784. This may be accomplished by a simple motion and roll call vote.

Commissioner Paoly asked if there were any questions or comments from the Board.

In response to Commissioner Paoly's question regarding the location of this property, Mr. Benigni confirmed that it is located near the roundabout.

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

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1784

Commissioner Thomas moved to adopt Resolution No. 1784 Re. Approval for an Allegheny County Blight Removal Program (ACBRP) Grant Application through the Allegheny County Economic Development (ACED) Division for the Demolition of 1610 McLaughlin Run Road. This was seconded by Commissioner Burlingame and carried with a 7-0 roll call vote.

RECOMMENDATION RE. APPROVAL OF A RESOLUTION IDENTIFYING VACANT AND DILAPIDATED STRUCTURES WITHIN THE TOWNSHIP

Mr. Benigni stated that, related to the proposed demolition of 1610 McLaughlin Run Road, the Board of Commissioners must pass a Resolution that identifies vacant and dilapidated structures in the Township in order to apply for Allegheny County Blight Removal Program funding.

Staff recommends the approval of Resolution No. 1785 which may be accomplished by a simple motion and roll call vote.

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

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1785

Commissioner Burlingame moved to approve Resolution No. 1785 Identifying Vacant and Dilapidated Structures Within the Township. This was seconded by Commissioner Plutko and carried with a 7-0 roll call vote.

RECOMMENDATION RE. RESOLUTION AUTHORIZING THE APPROPRIATE TOWNSHIP OFFICIALS TO EXECUTE ALL DOCUMENTATION REGARDING A SIDEWALK MAINTENANCE AGREEMENT

Mr. Benigni stated that as part of the Country Club Drive Bridge Rehabilitation Project, PennDOT will replace the sidewalks that cross the bridge at no cost to the Township. While PennDOT will continue to own and maintain the bridge and the wing walls along the sidewalks, the sidewalks themselves will be owned and maintained by the Township.

Resolution No. 1786 designates the appropriate Township Officials to execute all documents regarding the sidewalk maintenance agreement between the Township and PennDOT. This Resolution may be adopted by a simple motion and roll call vote.

Commissioner Paoly asked if there were any comments or questions from the Board.

In response to Commissioner Burlingame's question regarding the status of the bridge, Mr. Benigni stated that some additional concrete has fallen and PennDOT has been notified. Mr. Serakowski stated that the project was bid in September and the Township has not heard the results of that bid yet. The intent was to begin work this winter, but PennDOT has decided to start the project in the Spring, depending on the weather. PennDOT is still reporting to the Township that the project is scheduled to be completed by the end of Fall 2026.

Mr. Serakowski confirmed for Commissioner Pardini that the platform under the bridge is there to catch any falling debris. He also stated that the intent is that the entire structure will be removed and it will be replaced with a brand-new bridge. There will be some delays and closures depending on when these different phases occur, but it is still on track to be completed in the Fall of 2026. We are currently waiting for results of the bid process.

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 ADOPT RESOLUTION NO. 1786

Commissioner Burlingame moved to approve Resolution No. 1786 Authorizing the Appropriate Township Officials to Execute All Documentation Regarding a Sidewalk Maintenance Agreement. This was seconded by Commissioner Enck and carried with a 7-0 roll call vote.

OTHER BUSINESS

Mr. Serakowski stated that the information regarding the recommendations from the Community & Recreation Center Implementation Advisory Committee that was presented this evening will be available on the Township website.

Commissioner Paoly also invited the public back to the November meeting when this item will be included on the agenda again.

ADJOURNMENT

Following a motion for adjournment by Commissioner Pardini and a second by Commissioner Graves which carried with a 7-0 voice vote, the meeting was adjourned at approximately 8:31PM.

Amy Wiszczor
Recording Secretary
October 6, 2025

MEMORANDUM

To: **Matthew R. Serakowski, Township Manager**

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

Date: **October 31, 2025**



Subject: **RECOMMENDATION RE. ESTABLISH PUBLIC HEARING RE. PLC25-1302 RECLASSIFICATION OF THE PROPERTY IDENTIFIED AS BLOCK/LOT 321-G-150 TO THE R-4 AND RM ZONING DISTRICT BY ZONING AMENDMENT TO THE TOWNSHIP ZONING MAP**

Northwest Land LLC #1023 has submitted an application to reclassify the property located at 1512 McLaughlin Run Road (Block/Lot 321-G-150) to its previous zoning designations of R-4 Low-Rise Multifamily Residential District and RM Restricted Light Industrial District.

Under the Pennsylvania Municipalities Planning Code (MPC), zoning designations must reflect the current and intended use of land within a municipality. The subject property was previously approved as the Tuscany Pointe Planned Residential Development (PRD). The PRD plan is now abandoned, and the property must be reclassified by enactment of an amendment to the Zoning Ordinance and Map.

When a PRD is approved, it effectively supersedes the underlying zoning for the area of the development and, upon final approval, it actually amends the official Township Zoning Map. If the PRD plan is abandoned or not carried out within the timelines established by the MPC, the zoning map does not automatically revert to the underlying zoning districts. Instead, the governing body must take formal action through the zoning map amendment process, to reclassify the property to its previous zoning district.

In accordance with these provisions, the required course of action is to reclassify the property to its prior base zoning districts—R-4 and RM before a new development can be considered. This reclassification will reestablish the zoning for the subject property.

Planning Commission Review

At its regular meeting on October 16, 2025, the Planning Commission reviewed this proposed map amendment and adopted a motion recommending that the Board of Commissioners deny this application.

Staff Recommendation

It is recommended that the Board of Commissioners establish the public hearing on January 5th, 2026, by adoption of Resolution No. 1787 (Attachment 2). This may be accomplished by a roll call vote.

Attachments

1. Planning Commission Letter of Recommendation
2. Resolution No. 1787
3. Draft Ordinance to Allegheny County

**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

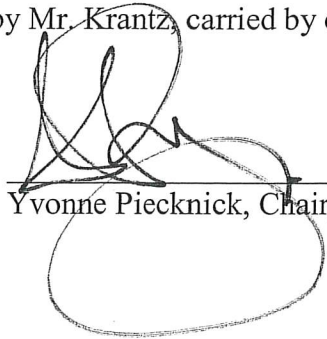
DATE: October 16, 2025

**IN RE: PLC25-1302 RECLASSIFICATION OF THE PROPERTY IDENTIFIED
AS BLOCK/LOT 321-G-150 TO THE R-4 AND RM ZONING DISTRICT
BY ZONING AMENDMENT TO THE TOWNSHIP ZONING MAP**

At its regular meeting on October 16, 2025, the Planning Commission adopted the following motion with reference to the subject:

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

Motion by Mr. Polochak, seconded by Mr. Krantz, carried by unanimous voice vote, 5-2.


_____ for
Yvonne Piecknick, Chairperson

TOWNSHIP OF UPPER ST. CLAIR

RESOLUTION NO. 1787

A RESOLUTION OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA ESTABLISHING A DATE FOR A PUBLIC HEARING ON A PROPOSED AMENDMENT TO CHAPTER 130 OF THE CODE OF THE TOWNSHIP ENTITLED "ZONING," TO RECLASSIFY PROPERTY LOCATED AT 1512 MCLAUGHLIN RUN ROAD, IDENTIFIED AS BLOCK/LOT NUMBER 321-G-150, TO R4 LOW-RISE MULTIFAMILY RESIDENTIAL DISTRICT AND RM RESTRICTED LIGHT INDUSTRIAL DISTRICT.

WHEREAS, Section 130.56. of the Township Code states that an amendment to Chapter 130 of the Township Code may be initiated by motion of the Board of Commissioners, or by petition, or on the recommendation of the Planning Commission or the Zoning Hearing Board; and

WHEREAS, Northwest Land LLC #1023 has petitioned for consideration of an amendment to Chapter 130 of the Township Code entitled "Zoning," to reclassify property located at 1512 McLaughlin Run Road, further identified as Block/Lot No. 321-G-150 to R4 Low-Rise Multifamily Residential District and RM Restricted Light Industrial District; and

WHEREAS, the proposed amendment was reviewed by the Planning Commission and a recommendation for denial was made to the Board of Commissioners dated October 16, 2025, in accordance with Sections 130.56. and 130.57.1. of the Township Code; and

WHEREAS, the Board of Commissioners of the Township has determined that a public hearing should be held to consider whether an amendment to Chapter 130 of the Township Code concerning the foregoing recommendation would be in accordance with the Township Comprehensive Plan and in the best interests of the Township; and

WHEREAS, Section 130.56. of the Township Code states that the Board of Commissioners shall, by Resolution adopted at a stated meeting, fix the time and place of a public hearing on proposed amendments to Chapter 130 of the Township Code and cause notice to be given to the public in accordance with Section 130.56.2. of the Township Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER ST. CLAIR AS FOLLOWS:

THAT, the Township Manager is hereby directed to prepare a Bill amending Chapter 130, entitled "Zoning," to reclassify property located at 1512 McLaughlin Run Road, further identified as Block/Lot No. 321-G-150, to R4 Low-Rise Multifamily Residential District and RM Restricted Light Industrial District; and

- THAT, a public hearing on the proposed amendment shall be held on January 5, 2026, beginning at 7:30 P.M., or shortly thereafter, in the Board of Commissioners' Meeting Room, 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.
- THAT, the Township Manager is hereby directed to give public notice in accordance with Sections 130.3. and 130.56. of the Township Code.
- THAT, the Township Manager is hereby directed to send a copy of the proposed amendment to the Allegheny County Department of Economic Development for recommendations at least thirty (30) days prior to the public hearing in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code.
- THAT, this Resolution shall be made a part of the official record at the public hearing to be held on January 5, 2026.

ADOPTED THIS 3RD DAY OF NOVEMBER 2025.

TOWNSHIP OF UPPER ST. CLAIR

ATTEST:

By: _____
President, Board of Commissioners

Assistant Township Manager

BILL NUMBER _____

DATE ADOPTED _____

ORDINANCE NO. _____

TOWNSHIP OF UPPER ST. CLAIR

AN ORDINANCE OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP OF UPPER ST. CLAIR ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 1512 MCLAUGHLIN RUN ROAD, DESIGNATED AS BLOCK AND LOT NO. 321-G-150, BY THE ALLEGHENY COUNTY OFFICE OF PROPERTY ASSESSMENTS, FROM PRD - PLANNED RESIDENTIAL DEVELOPMENT TO R4 LOW-RISE MULTIFAMILY RESIDENTIAL DISTRICT AND RM RESTRICTED LIGHT INDUSTRIAL DISTRICT.

WHEREAS, Jeffrey and Patricia Thomas are the owners of property located at 1512 McLaughlin Run Road and designated by the Allegheny County Office of Property Assessments as Block and Lot No. 321-G-150 (hereinafter referred to as the "Property"); and

WHEREAS, on November 7, 2016, the Board of Commissioners of the Township of Upper St. Clair issued Final Approval of the Tuscany Pointe Planned Residential Development ("PRD") to be developed at the Property, thereby amending the official Zoning Map of the Township; and

WHEREAS, construction of the Tuscany Pointe PRD was never commenced and, since the time provisions in Section 508 of the Pennsylvania Municipalities Planning Code ("MPC") have expired, the Property must now be reclassified to its former zoning designations, R4 Low-Rise Multifamily Residential District and RM Restricted Light Industrial District, by enactment of a zoning amendment in accordance with Section 711(e) of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10711(e); and

WHEREAS, Northwest Land LLC #1023 has petitioned for consideration of an amendment to Chapter 130 of the Township Code entitled "Zoning," to reclassify the Property to the R4 Low-Rise Multifamily Residential District and RM Restricted Light Industrial District; and

WHEREAS, the proposed reclassification was reviewed by the Planning Commission and a recommendation for denial was made to the Board of Commissioners dated October 16, 2025, in accordance with Section 130.56 and 130.57.1. of the Township Code; and

WHEREAS, the amendment was sent to the Allegheny County Department of Economic Development - Planning Division, and comments from that Department have been received and reviewed by the Township; and

WHEREAS, the Board of Commissioners held duly advertised public hearings on January 5, 2026 and February 2, 2026, as provided by the Township Code and the Pennsylvania Municipalities Planning Code, at which time testimony was received concerning the amendment; and

WHEREAS, the Board of Commissioners has given careful consideration to all public comments and has determined that adoption of this amendment to reclassify the Property on the Township's Zoning Map promotes and protects the health, safety and welfare of the inhabitants of the Township and the general public, will further encourage and maintain the most appropriate use of land, and will facilitate the orderly growth and expansion of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER ST. CLAIR, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: The zoning classification of the property identified as 1512 McLaughlin Run Road (Block and Lot 321-G-150) is hereby reclassified from PRD – Planned Residential Development to R4 Low-Rise Multifamily Residential District and RM Restricted Light Industrial District, as depicted in **Exhibit A**, which is attached hereto and is incorporated herein by reference.

SECTION 2: The Township Manager or his designee is hereby directed to amend the Official Zoning Map of the Township to reflect the change in zoning classification described in Section 1 of this Ordinance.

SECTION 3: Effective Date. This Ordinance shall become effective immediately upon enactment and shall repeal all prior inconsistent ordinances and resolutions to the extent of such inconsistency.

SECTION 4: Severability. If a final decision of a court of competent jurisdiction holds any provision of this Ordinance or the application of any provision of this Ordinance to any circumstance to be illegal or unconstitutional, the other provisions of this Ordinance and the application of such provisions to other circumstances shall remain in full force and effect.

ORDAINED AND ENACTED THIS 2ND DAY OF FEBRUARY, 2026.

TOWNSHIP OF UPPER ST. CLAIR

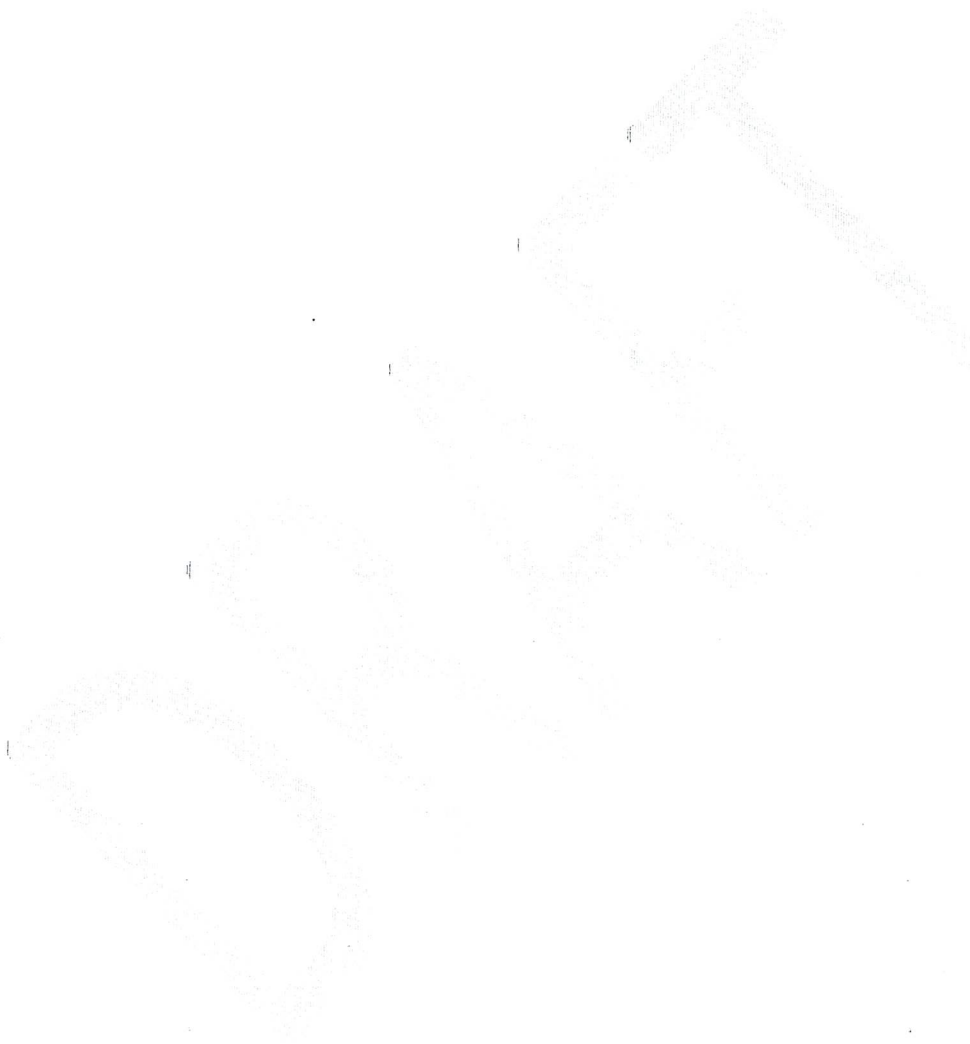
By: _____
President, Board of Commissioners

ATTEST:

Manager/Secretary

EXHIBIT A

INSERT ZONING MAP EXHIBITS



MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: October 31, 2025

Subject: **RECOMMENDATION RE. COMMUNITY & RECREATION CENTER IMPLEMENTATION ADVISORY COMMITTEE RECOMMENDATIONS**

Following over a year of review of the *C&RC Post COVID Facility Assessment* the Community & Recreation Center Implementation Advisory Committee (C&RC IAC) members along with Mark Edelmann, Weber Murphy Fox, presented the recommended enhancements for the Community and Recreation Center (C&RC) at the Regular Board meeting on Monday, October 3, 2025. The C&RC IAC was formed at the direction of the Board of Commissioners to provide prioritized recommendations for improvements in the facility with a focus on safety, operational demands and the expressed desires of Township residents and C&RC members.

Following the presentation, which has been posted to the Township website for public review, the Board requested additional information regarding estimated costs and budgeting for this proposed project which was reviewed last week at the Informational & General Affairs (IGA) Meeting.

The Board also requested conceptual ideas for improved security in the Playroom “Tot” check-in area as it may relate to the proposed modifications to the check-in point for the facility. C&RC Indoor Enhancement drawings for this area considering overall access within the facility were reviewed last week. The updates remove the existing half wall and counter, add a full-height wall with a transaction window and counter, install a new full door with access control, and reverse security access in the playroom to enhance monitoring. Additional access control will also be added to the Recreation Administration Office to strengthen security and operational efficiency.

In light of the citizen’s comments made last week at the IGA Meeting requesting the Board expand the proposed outdoor pool enhancements from 20 yards to 25 yards to allow for lap swimming, the IAC has provided the attached memo which includes a historical background of the C&RC and a feasibility evaluation for adding five yards to the proposed nine-lane pool design from Weber Murphy Fox.

Following additional discussion and public input, on Monday, November 3, 2025 at the Regular Meeting of the Board of Commissioners, the Board may take formal action to affirm the recommended phased design options.

Attachment:

- Staff Liaison IAC Update Memo (Dated October 30, 2025)

MRS/III

sharedmgr/memos/Continued Discussion Re CRC IAC Recommendations October 27 2025



Township of



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Upper St. Clair

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

From: Paul Besteman, Senior Strategic Advisor
Christopher Biswick, Director of Recreation and Leisure Services

Date: October 30, 2025

Subject: HISTORICAL CONTEXT AND CURRET PROPSOSAL FOR THE C&RC OUTDOOR POOL

At the October 27, 2025, Board of Commissioners Informational and General Affairs meeting, three residents requested to expand the outdoor pool from 20 yards to 25 yards to allow for lap swimming. Currently, the outdoor pool is only configured for dedicated lap swimming once a year—during the week when the indoor facility is closed for maintenance. Up until this past Monday evening, there had been no expressed community interest or request for making a 25-yard outdoor lap swimming pool.

Mark Edelman from Weber Murphy Fox evaluated the feasibility of adding five yards to the proposed nine-lane pool design.

Historical Background of the Community & Recreation Center

- October 1999: The Boyce Mayview Park Master Plan was adopted by the Board of Commissioners.
- 2001: Planning began for the Community & Recreation Center (C&RC), focused on recreation and leisure activities.
- September 2006: Following community input, the plan shifted from a “Spray Ground” to an outdoor leisure pool.
- June 2009: The C&RC opened with about 2,500 members; membership has grown to roughly 13,000.
- Mid-2010s: The outdoor pool became available during the weeklong annual indoor facility closure.

Request to Expand Outdoor Pool Lap Lanes to 25 Yards

- Adding five yards to the proposed nine-lane pool is feasible and can operate within the existing filtration system, requiring roughly 110,700 additional gallons of water.



- The expansion would align the pool length with competitive swimming standards.

Considerations

- Construction cost: Approximately \$400,000.
- Higher operating costs: Increased water, chemical, and sewage usage.
- Demand from competitive groups: Could reduce open recreational swimming for general members and move the facility away from its long-standing recreation and leisure focus.

Alternative Competitive Length and Depth Design Reviewed

A six-lane, 25-yard pool with a depth from 3½ feet to 10 feet was also considered:

- It would require a new filtration system, adding significant additional cost.
- Would further reduce recreational swimming access and shift away from the C&RC's recreation-focused mission.

Lap Swimming Feasibility 20-Yard Pool

- It is fully feasible to swim laps in a 20-yard pool. For example, swimming 1,650 yards (a mile) in a 20-yard pool requires only 17 additional turns compared to a 25-yard pool. For most recreational swimmers who typically swim shorter distances, the extra turns are negligible.
- The 20-yard design supports flexible programming, including lessons, water exercise, and open swim, while maintaining access for all members.

Conclusion

The nine-lane, 20-yard pool remains the best option:

- Supports recreational swimming, instruction, and casual lap use.
- Operates efficiently within the existing filtration system and water capacity.
- Maintains the facility's long-standing recreation and leisure focus.
- During the C&RC Implementation & Advisory Committee (IAC) process, there was no public input requesting competitive lap lane length (25 yards) for the outdoor pool.

While a 25-yard expansion is technically feasible, it would incur an additional \$400,000 in construction costs, increase daily operating expenses for chemicals and water, limit recreational swimming for general members, and shift the facility away from its recreation-focused mission—especially considering that dedicated lap swimming is currently only offered at the outdoor pool for one week each year.

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: October 31, 2025

Subject: **RECOMMENDATION RE. PUBLIC HEARING FOR 2026 PROPOSED BUDGET**

The 2026 Proposed Budget will be presented at the November 3, 2025, Board of Commissioners Meeting. The recommended procedure for the hearing is as follows:

1. Swearing in of testifiers;
2. Presentation will be made by the Director of Finance;
3. Questions from the Board of Commissioners;
4. Testimony from the public;
5. The hearing should then be closed by the Board of Commissioners.

Adoption of the 2026 Budget is scheduled for December 1, 2025 in accordance with the Home Rule Charter.



MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: October 31, 2025

Subject: **RECOMMENDATION RE. APPOINTMENT OF DELEGATES TO THE SOUTHWEST ALLEGHENY TAX COLLECTION COMMITTEE**

Pursuant to Act 32 of 2008, the Board of Commissioners is required to appoint delegates to represent the Township on the Allegheny Southwest Tax Collection Committee (TCC). The TCC's primary function is to oversee the collection of Earned Income Tax for all 63 municipalities and school districts in the southwest Allegheny County district.

Delegates are responsible for representing the Township's interests on matters before the TCC and have the authority to cast votes at TCC meetings. A recent example of an important vote was the appointment of the tax collector after a competitive bidding process was conducted in 2025.

To simplify the delegate appointment process and ensure future continuity, Staff has prepared Resolution No. 1788 which appoints the Township's delegates by job title rather than by employee name as has been done in the past. This appointment method will eliminate gaps in representation caused by employee turnover.

Resolution No. 1788 makes the following appointments:

- Primary voting delegate – Director of Finance
- Alternate voting delegate – Finance Manager
- Alternate voting delegate – Township Manager
- Alternate voting delegate – Assistant Township Manager

Staff recommends the Board of Commissioners adopt Resolution No. 1788 appointing delegates to the TCC. This may be accomplished by a simple motion and roll call vote.

Attachment: Resolution 1788



TOWNSHIP OF UPPER ST. CLAIR

RESOLUTION NO. 1788

A RESOLUTION OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPOINTING DELEGATES TO THE ALLEGHENY COUNTY SOUTHWEST TAX COLLECTION COMMITTEE (TCC).

WHEREAS, Act 32 of 2008, section 505 (b), requires the governing bodies of school districts, townships, boroughs, and cities to appoint one voting delegate and one or more alternate delegates to be their TCC representatives; and

WHEREAS, The purpose of this resolution is to appoint the required representatives; and

WHEREAS, The Board of Commissioners desires to ensure continuity in the Township's TCC representation by appointing its delegates by position and assigning the delegate responsibilities to the Township employees holding the identified positions.

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

THAT, The Board of Commissioners hereby appoints the Township employees in the following positions as its TCC delegates:

Primary voting delegate:	Director of Finance
First alternate voting delegate:	Finance Manager
Second alternate voting delegate:	Assistant Township Manager
Third alternate voting delegate:	Township Manager

THAT, If the primary voting delegate cannot be present for a TCC meeting, an alternate delegate shall be the Township's representative at the meeting.

THAT, These appointments carryover to future successor employees in each position.

ADOPTED THIS 3rd DAY OF NOVEMBER, 2025.

TOWNSHIP OF UPPER ST. CLAIR

By _____
President, Board of Commissioners

ATTEST:

Assistant Township Manager

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: October 31, 2025

Subject: **RECOMMENDATION RE. APPROVAL FOR A GRANT APPLICATION THROUGH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT LOCAL SHARE ACCOUNT FOR THE PURCHASE OF A MEDIC UNIT FOR TRI-COMMUNITY SOUTH E.M.S**

Attached is Resolution No. 1789 which authorizes a grant application through the Department of Community and Economic Development Local Share Account in the amount of \$275,000 to be used for the purchase of a medic unit for Tri-Community South E.M.S.

Staff is recommending the approval of Resolution No. 1789 which may be accomplished by a simple motion and roll call vote.

Attachment

/ayw



i:\memos\recommendation re. dced lsa res medic unit nov 2025.docx

Township of



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Upper St. Clair

TOWNSHIP OF UPPER ST. CLAIR

RESOLUTION NO. 1789

A RESOLUTION OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE FILING OF AN APPLICATION FOR STATEWIDE LOCAL SHARE ACCOUNT PROGRAM FUNDS WITH THE COMMONWEALTH FINANCING AUTHORITY

WHEREAS, the Township of Upper St. Clair hereby requests a Statewide Local Share Account Program grant in the amount of \$275,000 through the Pennsylvania Department of Community and Economic Development from the Commonwealth Financing Authority to be used for the purchase of a Medic Unit for Tri-Community South E.M.S.

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

THAT, in accordance with Section C-602 of the Home Rule Charter, Matthew R. Serakowski, Township Manager, has the authority to execute all documents and agreements between the Township of Upper St. Clair and the Pennsylvania Department of Community and Economic Development to facilitate and assist in obtaining the requested grant; and,

THAT, in accordance with Section 29.2.4. of the Township Code Mark S. Mansfield, Assistant Township Manager, is hereby authorized with the ability to file the documents and execute forms between the Township and the Pennsylvania Department of Community and Economic Development and the Commonwealth Financing Authority as designated by the Township Manager; and,

THAT, Matthew R. Serakowski, Township Manager, duly qualified Secretary of the Township of Upper St. Clair, Allegheny County, PA, hereby certifies that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Township Board of Commissioners at a meeting held on November 3, 2025 and said Resolution has been recorded in the Minutes of the Township of Upper St. Clair and remains in effect as of this date.

ADOPTED THIS 3rd DAY OF NOVEMBER, 2025.

TOWNSHIP OF UPPER ST. CLAIR

By _____
President, Board of Commissioners

ATTEST:

Assistant Township Manager

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

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

Date: October 31, 2025



Subject: RECOMMENDATION RE. RESOLUTION AUTHORIZING THE APPROPRIATE TOWNSHIP OFFICIALS TO EXECUTE ALL DOCUMENTATION REGARDING A SIDEWALK MAINTENANCE AGREEMENT

As part of the Country Club Drive Bridge Rehabilitation Project, PennDOT will replace the sidewalks that cross the bridge at no cost to the Township. While PennDOT will continue to own and maintain the bridge and the wing walls along the sidewalks, the sidewalks themselves will be owned and maintained by the Township.

Resolution No. 1790 designates Matthew R. Serakowski, Township Manager to execute all documents regarding the sidewalk maintenance agreement between the Township and PennDOT. This Resolution may be adopted by a simple motion and roll call vote.

I:\Country Club Drive over S.R. 19 Bridge Rehabilitation Project\Sidewalk Maintenance Agreement\Rec Re Sidewalk Maintenance Agreement 103125.doc

TOWNSHIP OF UPPER ST. CLAIR

RESOLUTION NO. 1790

A RESOLUTION OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE APPROPRIATE TOWNSHIP OFFICIALS TO EXECUTE ALL DOCUMENTATION WITH REGARD TO THE SIDEWALK MAINTENANCE AGREEMENT FOR THE COUNTRY CLUB DRIVE BRIDGE REHABILITATION PROJECT.

WHEREAS, Matthew R. Serakowski serves as the Township Manager of the Township of Upper St. Clair; and

WHEREAS, as a requirement of Reimbursement and Maintenance Agreements ("Agreement"), it is necessary for the Township Board of Commissioners to authorize a Designated Official to execute all documents pertaining to the Agreement on behalf of the Township and to authorize a Township Official to attest to the signature of the Designated Official; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER ST. CLAIR AS FOLLOWS:

THAT, the Township Manager of the Township of Upper St. Clair is hereby authorized as the Designated Official to execute all documentation pertaining to the Agreement on behalf of the Township of Upper St. Clair as required by the Commonwealth of Pennsylvania, Department of Transportation; and further,

THAT, the Assistant Township Manager is authorized and directed to attest to the signature of the Township Manager.

ADOPTED THIS 3rd DAY OF NOVEMBER, 2025.

TOWNSHIP OF UPPER ST. CLAIR

ATTEST:

By: _____
President, Board of Commissioners

Assistant Township Manager