

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, JULY 6, 2026 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. Certificate of Achievement Recognizing the Upper St. Clair High School Boys Baseball Team for their win at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships. (Commissioner Burlingame to present)
5. Certificates of Achievement and Proclamation Recognizing Upper St. Clair High School Track and Field Team members Holden Scwamberger, Sadie Tomczyk, Sydney Tomczyk, Jameson Tisdale, and Melise Rubino for their wins at the Western Pennsylvania Athletic League (WPIAL) Championships and the Pennsylvania Interscholastic Athletic Association (PIAA) Championship. (Commissioner Graves to Present)
6. Proclamation Recognizing Upper St. Clair High School Robotics Team, Tera Bridges, for their win at the First Tech Challenge Western Edge Premier Event Championship. (Commissioner Herrod to Present)
7. Review of the Board of Commissioners' Regular Meeting Minutes of June 1, 2026. (Minutes enclosed)
8. Comments from Citizens and Taxpayers on Matters Not Included on the Agenda.

OLD BUSINESS

9. None.

NEW BUSINESS

10. Public Hearing Re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential – Conditional Use Approval. (Memorandum enclosed)
11. Public Hearing Re. PLC25-0003 – Thomas Property – Planned Residential Development – Tentative Approval. (Memorandum enclosed)

12. Public Hearing Re. PLC26-0003 – Dawson Property – Unified Conditional Use/Preliminary Land Development Approval. (Memorandum enclosed)
13. Public Hearing Re. PLC26-1301 – Zoning Text Amendment to Chapter 130 of the Township Code Entitled “Zoning” to Add a Definition of Tobacco/Vape Shop to Section 130.3, Definitions and Add Tobacco/Vape Shop as a Conditional Use in the C3, Regional Shopping Center District. (Memorandum enclosed)
14. Recommendation Re. Approval of Contracts. (Memorandum enclosed)
15. Recommendation Re. Approval for a Grant Application through the Department of Community and Economic Development for the Upper St. Clair Fire Station Emergency Preemption Project. (Memorandum and Resolution No. 1801 enclosed)
16. Other Business.
17. Adjournment.

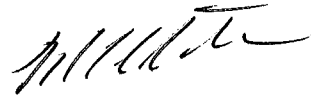
MEMORANDUM

To: Board of Commissioners
From: Matthew R. Serakowski, Township Manager
Date: July 2, 2026
Subject: **RECOMMENDATION RE. RECOGNITIONS**

Staff has prepared the attached Proclamations and Certificates of Achievement to be presented at the July 6, 2026 Regular Meeting of the Board recognizing:

- Upper St. Clair High School Boys Baseball Team for their win at the Western Pennsylvania Interscholastic Athletic League (WPIAL) Championships (Certificate of Achievement).
- Upper St. Clair High School Track and Field Team members Holden Schwamberger, Sadie Tomczyk, Sydney Tomczyk, Jameson Tisdale, and Melice Rubino for their wins at the Western Pennsylvania Athletic League (WPIAL) Championships (Certificate of Achievement) and the Pennsylvania Interscholastic Athletic Association (PIAA) Championship (Proclamation).
- Upper St. Clair High School Robotics Team, TeraBridges, for their win at the First Tech Challenge Western Edge Premier Event Championship (Proclamation).

Attachments
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Township of Upper St. Clair



ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

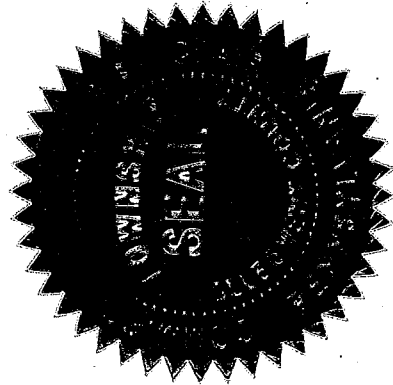
Awards This

CERTIFICATE OF ACHIEVEMENT

to

2025 - 2026 UPPER ST. CLAIR BOYS BASEBALL TEAM

In recognition of outstanding performance, the Township and its residents, congratulate the team and its coaching staff on capturing the 2026 Western Pennsylvania Interscholastic Athletic League (WPIAL) Boys Baseball Championship since 1992 by defeating South Fayette 3 - 2, for making it to the quarterfinals game at the Pennsylvania Interscholastic Athletic Association (PIAA) Championship, and for finishing one of the most successful seasons in the school's history with a 14 - 10 record.



Presented this 6th Day
of July, 2026



President, Board of Commissioners



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 HOLDEN SCHWAMBERGER, MEMBER OF THE UPPER ST. CLAIR HIGH SCHOOL BOYS' TRACK & FIELD TEAM.

WHEREAS, Holden Schwamberger captured the Outdoor Track and Field State Title Class AAA, at the 2026 Pennsylvania Interscholastic Athletic Association (PIAA) Championships at Shippensburg University, winning a gold medal for first place in the Wheelchair 100-meter, 200-meter, and 800-meter dash with times of 18.59, 35.32, and 2:40.25; and,

WHEREAS, Holden, who is a freshman at Upper St. Clair High School, finished in 1st place in the 100-meter wheelchair, 200-meter wheelchair, and 800-meter dash wheelchair at the 2026 Western Pennsylvania Interscholastic Athletic League (WPIAL) Class AAA Championship; and,

WHEREAS, Holden won first in the 100-meter and 200-meter dash at the Butler Invite in April and won first in the 100-meter and 200-meter dash at the South Fayette Invite in May of 2026; and,

WHEREAS, It is the desire of the Board of Commissioners of the Township of Upper St. Clair to recognize Holden Schwamberger for his significant achievements.

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 its citizens, commends and congratulates Holden Schwamberger for his 2026 PIAA Championship and for his outstanding performance at the 2026 WPIAL Championship.

ADOPTED this 6th day of July, 2026.



TOWNSHIP OF UPPER ST. CLAIR

By T. D. R.
President, Board of Commissioners

ATTEST:

M. C. H.
Township Manager

Township of Upper St. Clair



ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

Awards This

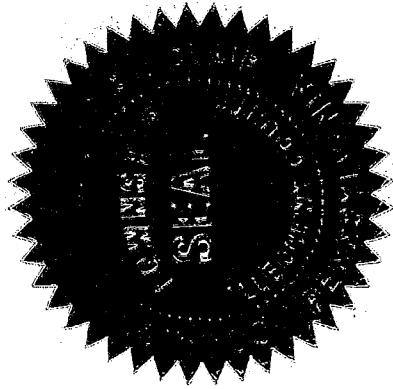
CERTIFICATE OF ACHIEVEMENT

to

SADIE TOMCZYK

In recognition of outstanding performance, the Township and its residents congratulate you on capturing first place for a second year in a row at the 2026 Western Pennsylvania Interscholastic Athletic League (WPIAL) Class AAA Girls' Track & Field Championships in the 100-meter dash with a time of 12.02 seconds and 2nd place in the 200-meter dash, and for assisting your team in capturing 1st place in the 4 x 100 meter relay with a time of 48.76 seconds; for placing 4th at the 2026 Pennsylvania Interscholastic Athletic Association (PIAA) Class AAA Girls' Track & Field Championships in the 100-meter dash, for placing 5th in the 200-meter dash, and for your commitment to both individual and team excellence.

Presented this 6th Day
of July, 2026




President, Board of Commissioners


Township Manager

Township of Upper St. Clair



ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

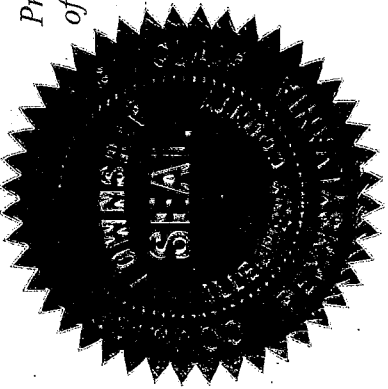
Awards This

CERTIFICATE OF ACHIEVEMENT

to

JAMESON TISDALE

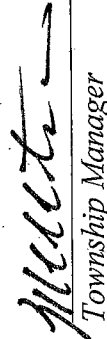
In recognition of outstanding performance, the Township and its residents congratulate you on assisting your team in capturing first place at the 2025 Western Pennsylvania Interscholastic Athletic League (WPIAL) Class AAA Girls' Track & Field Championships in the 4 x 100 meter relay with a time of 48.76 seconds, and for your commitment to both individual and team excellence.



*Presented this 6th Day
of July, 2026*



President, Board of Commissioners



Township Manager

Township of Upper St. Clair



ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

Awards This

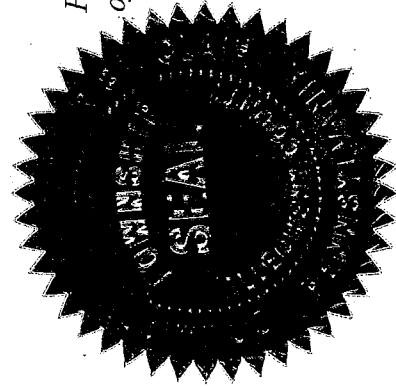
CERTIFICATE OF ACHIEVEMENT

to

SYDNEY TOMCZYK

In recognition of outstanding performance, the Township and its residents congratulate you on assisting your team in capturing first place at the 2025 Western Pennsylvania Interscholastic Athletic League (WPIAL) Class AAA Girls' Track & Field Championships in the 4 x 100 meter relay with a time of 48.76 seconds, for placing 6th in the 300 meter hurdles and for your commitment to both individual and team excellence.

Presented this 6th Day
of July, 2026




President, Board of Commissioners


Township Manager

Township of Upper St. Clair



ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

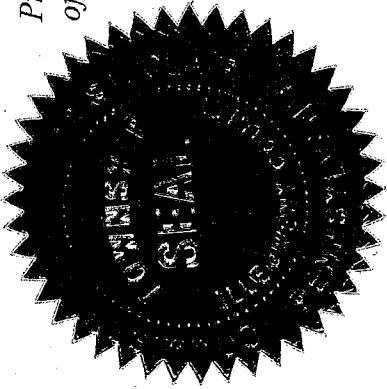
Awards This

CERTIFICATE OF ACHIEVEMENT

to

MELICE RUBINO

In recognition of outstanding performance, the Township and its residents congratulate you on assisting your team in capturing first place at the 2025 Western Pennsylvania Interscholastic Athletic League (WPIAL) Class AAA Girls' Track & Field Championships in the 4 x 100 meter relay with a time of 48.76 seconds, and for your commitment to both individual and team excellence.



Presented this 6th Day
of July, 2026


President, Board of Commissioners


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 ROBOTICS TEAM.**

WHEREAS, TeraBridges (FTC #18603) made history by earning its first ever championship victory at the 2026 FIRST Tech Challenge Western Edge Premier Event, which was held May 28th through May 31st, 2026 in Long Beach, California; and,

WHEREAS, TeraBridges 18603 is Upper St. Clair School District's student led FIRST Tech Challenge (FTC) robotics team, open to students of all experience levels, United by a passion for STEM, team members gain leadership and design, while learning from dedicated mentors; and,

WHEREAS, Our championship title was the result of thousands of hours spent designing, building, programming and constantly improving our robot throughout the season.; and,

WHEREAS, winning both the Connect Award and the Championship reflects what TeraBridges strives to achieve: using robotics to compete at the highest level, but also to create opportunities, strengthen communities and inspire future generations of innovators; and,

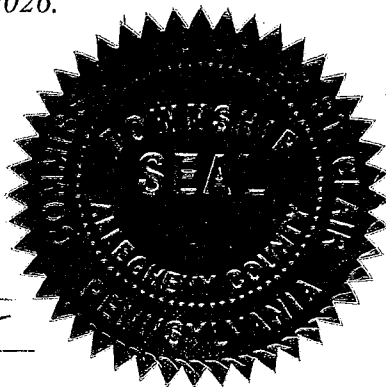
WHEREAS, the Upper St. Clair High School Robotics team, under the direction of Mrs. Tracy Smith with assistance from Mrs. Sarah Beitler, Mr. Beitler, and Dr. Rama Balasubramanian, competed against competitors traveling from countries including South Korea, Romania, Thailand, Kazakhstan, Canada, Israel, Brazil, India, Mexico, and China, and,

WHEREAS, special recognitions are made to the following students who attended Western Edge, Luke An, Sam An, Josh Beitler, Matt Beitler, Felix Chen, Ritu Gupta, Rohan Inampudi, Aaron Jiang, Ava Liu, and Shreyan Mali; 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 Robotics Team and coaching staff for an outstanding 2025 - 2026 season culminating in the Western Edge Premier Event Championship.

ADOPTED this 6th day of July, 2026.



TOWNSHIP OF UPPER ST. CLAIR

By T. O. S.
President, Board of Commissioners

ATTEST [Signature]
Township Manager

BOARD OF COMMISSIONERS MEETING MINUTES

June 1, 2026

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, June 1, 2026, 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 Burlingame	President
	Commissioner Graves	Vice President
	Commissioner Herrod	
	Commissioner Madden	
	Commissioner Pardini	
	Commissioner Plutko	
	Commissioner Thomas	
	Matthew R. Serakowski	Township Manager
	Mark S. Mansfield	Assistant Township Manager
	Kristen L. Burch	Director of Finance
	Adam A. Benigni	Director of Community Development
	Irving S. Firman	Township Attorney
	Michael J. Galet, P.E.	Township Engineer
	Autumn Gibson	Recording Secretary

PUBLIC: Approximately 10 people attended.

REVIEW OF THE BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF May 4, 2026

Commissioner Plutko moved to approve the Regular Meeting Minutes of May 4, 2026. This was seconded by Commissioner Herrod and carried with a 7-0 voice vote.

PUBLIC COMMENTS

None.

OLD BUSINESS

RECOMMENDATION RE. PLC26-9301 – AMENDMENT TO CHAPTER 93 OF THE TOWNSHIP CODE ENTITLED “PARKS AND PLAYGROUNDS” TO ADD STANDARDS FOR THE OPERATION OF E-BIKES AND ELECTRONICALLY MOTORIZED DEVICES ON TOWNSHIP PROPERTY

Mr. Benigni stated the proposed amendment to Chapter 93 updates the Township's regulations governing parks, parklets, traffic islands, and other municipally owned property by adding definitions and operational standards related to electric bicycles (e-bikes) and electronically motorized devices. The ordinance continues the general prohibition on motorized devices while permitting qualifying e-bikes, subject to specific safety and operational requirements, including pathway restrictions, a 15-mph speed limit, age and helmet requirements, and pedestrian right-of-way provisions.

Staff recommends that the Board of Commissioner's adopt Bill No. 3-26. This may be accomplished by a simple motion and roll call vote.

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

MOTION AND VOTE TO ADOPT BILL NO. 03-26

Commissioner Plutko moved to adopt Bill No. 03-26 Re. PLC26-9301 Amendment to Chapter 93 of the Township Code entitled "Parks and Playgrounds" to add Standards for the Operation of E-Bikes and Electronically Motorized Devices on Township Property. This was seconded by Commissioner Herrod and carried with a 7-0 roll call vote.

NEW BUSINESS

PRESENTATION RE. 2024 DEVONWOOD DRIVE TRAFFIC CALMING POLICY

Mr. Benigni stated that at the May 4, 2026, Regular Meeting, Trans Associates presented the results of the Devonwood Traffic Calming Study conducted in December 2024. Following that presentation, the Board directed the Township Traffic Engineer to collect additional traffic data to determine whether the Township's Traffic Calming Policy warrants were met.

Mr. Zach Stehle, Township Traffic Engineer with Trans Associates, presented the results of the follow-up traffic study conducted in May 2026. The study evaluated the half-mile length of Devonwood Drive, with new traffic data collected at four locations between Washington Road and Panther Pass. He reviewed the Township's Traffic Calming Policy criteria, including average daily traffic (ADT), 85th percentile speed, peak hour volumes, crash history, and all-way stop warrants. Mr. Stehle reported that only one of the four study locations exceeded the ADT threshold of 2,000 vehicles per day, primarily due to nearby high school traffic. While peak hour volume thresholds were met, the 85th percentile speed criterion was not met at any location, with average speeds ranging from 26 to 30 mph. Crash data from January 1, 2020, through December 31, 2025, identified eight non-reportable crashes and no reportable crashes on Devonwood Drive.

Mr. Stehle also presented the evaluation of the three unsignalized intersections on Devonwood Drive and concluded that traffic volumes and crash history do not warrant installation of all-way stop control. He recommended adding "Keep Right" signage at the median island and traffic circle and noted that additional street lighting could improve visibility.

Although the study did not support proceeding with traffic calming measures under the Township's policy, Mr. Stehle identified locations where speed humps could potentially be installed in the future if conditions warrant. He concluded that the traffic calming criteria were not met and no further traffic calming improvements are recommended at this time. Mr. Stehle concluded his presentation and thanked the Board.

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

Mr. Cliff Rowe, 2119 Blairmont Drive, stated that the speed requirements were not met, but in multiple locations they have met the volume requirement. According to the Township policy if speed and/or volume were met, then they can continue this process. However, the process was not continued. Mr. Rowe indicated that the same scenario occurred in 2024 and questioned why the process was stalled.

Mr. Benigni explained that while the study area previously met the required criteria, potential traffic calming measures could not be accommodated due to their proximity to intersections. Based on the

updated traffic data, the Township will now work with the traffic engineer to develop one or more traffic calming plan options. A public meeting will be held to present the alternatives, followed by a resident survey requiring at least 60% approval before the Board considers implementation, potentially as part of a future street resurfacing project.

In response to Commissioner Burlingame's question, Mr. Benigni stated that there is a lengthy process in front of us. There are no decisions for the Board to address tonight, but potentially at a future meeting.

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

Mr. John Hagan, 2042 Hycroft Drive, asked whether uphill and downhill vehicle speeds were analyzed separately and inquired about maximum speeds. Mr. Stehle explained that the analysis includes both travel directions; however, the Township's Traffic Calming Policy is based on 85th percentile speeds rather than maximum speeds.

Discussion ensued between Commissioner Thomas and Mr. Stehle regarding whether speeding on Devonwood Drive is primarily an enforcement issue rather than a traffic calming issue, as well as the roadway elevations used in the study.

In response to Commissioner Graves's inquiries, Mr. Stehle confirmed that the roads discussed are Township-owned and any recommended signage would be the Township's responsibility. Mr. Benigni added that staff will work with the traffic engineer to develop a detailed traffic calming plan, including appropriate signage.

Commissioner Burlingame asked if there were any additional questions or comments from the board.

Commissioner Burlingame thanked Trans Associates for the presentation and encouraged residents to trust the traffic calming process.

Mr. Benigni summarized the presentation for the residents in attendance and stated since the roads met the volume criteria, the Township will start the process to create a traffic calming plan. A public meeting will be held at a future date.

RECOMMENDATION RE. APPROVAL OF CONTRACTS

Mr. Benigni stated the Allegheny County Department of Emergency Services has been accumulating data and community input through various meetings to update the county-wide Hazard Mitigation Plan (HMP). FEMA has notified Allegheny County that the HMP is Approved-Pending Adoption. Formal approval by the Board of Commissioners is necessary to be eligible for future aid from state and federal agencies in the event of a disaster. In addition, the Township's adoption of the plan assists with the Township Community Rating System (CRS) rating for the National Flood Insurance Program.

Staff recommends that the Board of Commissioners adopt Resolution No. 1800. This may be accomplished by a simple motion and roll call vote.

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1800

Commissioner Herrod moved to adopt Resolution No. 1800 Recommendation Re. Allegheny County Hazard Mitigation Plan. This was seconded by Commissioner Madden and carried with a 7-0 roll call vote.

RECOMMENDATION RE. APPROVAL OF CONTRACTS

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

Sabre Equipment, Inc., Coraopolis, PA	One (1) 9' Reading Chassis II Service Body with Lighting Upfit	\$63,907.00
G&G Fitness Equipment Williamsville, NY	C&RC Fitness Equipment	\$85,932.15
JB Mechanical Washington, PA	Community & Rec Center Aquatics Ductwork Replacement	\$168,000.00

A simple motion and voice vote will authorize these contracts.

Commissioner Burlingame asked if there were any questions from the public or the board and there were none.

MOTION AND VOTE TO APPROVE CONTRACTS

Commissioner Thomas moved to approve the above contracts. This was seconded by Commissioner Graves and carried with a 7-0 voice vote.

RECOMMENDATION RE. COMMUNITY & RECREATION CENTER FACILITY ENHANCEMENTS PHASE I – OUTDOOR AQUATICS

Mr. Serakowski stated the Board has received several memos summarizing what was discussed at the Information and General Affairs meeting last week regarding the bids received for phase 1 of the Community & Recreation Center (C&RC) outdoor aquatics improvements and enhancements.

Mr. Mark Edelmann, Architect, Weber Murphy Fox Architects, stated he had hoped to share better news; however, due to current market conditions, the bids came in at higher amounts than anticipated. Mr. Edelmann noted the following factors that contributed to the higher totals, including:

- The low number of bids that were received
- Rising fuel costs
- Unexpected economic tariffs
- Pricing uncertainties with long-term projects, including the potential of inclement weather over the winter season

Mr. Edelmann stated that the bidders submitted their forms correctly and the bids received reflect the current market value, noting that construction prices can change over time. The close range of bids suggests that rebidding may not yield better prices.

Mr. Edelmann reviewed the costs associated with constructing the speed slide if it were added at a later time and noted the potential of additional costs and operational disruptions. Mr. Edelmann discussed the option to reject all bids and to consider reestablishing a committee to evaluate a smaller scope of the project.

Commissioner Burlingame asked if there were any questions from citizens and the board.

Commissioner Thomas expressed his discomfort with current actions to move forward due to global uncertainty and suggested the Board defer any approvals regarding potential C&RC enhancements until market conditions stabilize.

Commissioner Herrod suggested that the splash pad might appeal to more to families with young children than the speed slide would for teenagers and inquired about the economical impact of a smaller scale project.

In response, Mr. Biswick stated that the plans focused on past survey feedback aiming to address increased safety and teens' needs while prioritizing families with features like a splash pad and expanded lap area. Mr. Biswick noted that including options for teens is beneficial; however, increasing safety should be prioritized.

Commissioner Graves discussed the higher than anticipated bid amounts that were received and inquired if the bid pricing was legitimate. Mr. Edelmann stated that he believes the bids we received reflect the reality of current market conditions.

Commissioner Burlingame stated that he agrees with Commissioner Thomas and would like to see the C&RC Implementation Advisory Committee (IAC) reestablished. Commissioner Burlingame noted that since the bids have an expiration date, the committee should meet soon. Mr. Firman confirmed that the bids expire 60 days from May 19th when they were received, which would be July 19, 2026.

Mr. Serakowski stated, noting the bid expiration date, that the Board could wait for the July Regular Meeting to take action. In addition, he discussed the possibility of the C&RC IAC meeting again to bring forward a new recommendation, emphasizing the need to keep safety a top priority. Mr. Serakowski also stated that the Board could choose to reject the bids this evening.

Mr. Firman clarified that a roll-call vote would be needed to approve or reject the bids this evening.

MOTION AND VOTE TO REJECT BIDS RECEIVED FOR COMMUNITY & RECREATION CENTER FACILITY ENHANCEMENTS PHASE I – OUTDOOR AQUATICS

Commissioner Pardini moved to reject the bids received for the Community & Recreation Center Facility Enhancements Phase I – Outdoor Aquatics project. This was seconded by Commissioner Plutko and carried with a 5-2 roll-call vote with Commissioner Graves and Commissioner Madden casting the negative vote.

Mr. Serakowski stated if the Board desires to reestablish the C&RC IAC there are two Board positions that need filled in the place of former Commissioner Enck, and Commissioner Burlingame since he is currently sitting as the Board President. Mr. Serakowski confirmed that the previously assigned members including Commissioner Graves, Chris Biswick, Kristen Burch, and Melissa Lindberg would continue to serve on the committee.

Mr. Firman stated that a voice vote would be needed to reestablish the C&RC IAC and to identify Committee members.

MOTION AND VOTE TO REESTABLISH THE COMMUNITY & RECREATION CENTER IMPLEMENTATION ADVISORY COMMITTEE AND TO ASSIGN COMMISSIONER MADDEN AND COMMISSIONER HERROD AS NEW MEMBERS

Commissioner Graves moved reestablish the Community & Recreation Center Implementation Advisory Committee and to assign Commissioner Herrod and Commissioner Madden as new members. This was seconded by Commissioner Thomas and carried with a 7-0 voice vote.

RECOMMENDATION RE. AFFIRM PLANNING PRIORITIES FOR YEAR 2026-2027

Mr. Serakowski stated the Board received a final tally sheet and the draft of the top planning priorities for 2026-2027 following the biennial planning priorities session held on Monday, February 23, 2026, with the Board of Commissioners and Department Directors. Several items including budgetary items, succession planning, police department items, C&RC facility enhancements phase 1 and 2, Fire Department items and salt storage facility upgrades were collectively voted upon as top priorities. Staff recommends the Board take action to affirm these priorities for the remainder of 2026 and 2027.

MOTION AND VOTE TO AFFIRM PLANNING PRIORITIES FOR YEAR 2026-2027

Commissioner Graves moved to affirm the Planning Priorities for 2026-2027. This was seconded by Commissioner Pardini and carried with a 7-0 voice vote.

Mr. Serakowski thanked the Board and the staff that participated and stated this has been a valuable process that the Township performs every two years to focus on where we need to be as an organization.

Commissioner Herrod stated it was nice to see that the Commissioners and Staff chose the same five priorities and ranked them similarly.

OTHER BUSINESS

Commissioner Burlingame stated that a special guest is in attendance tonight and introduced Mr. Nicholas Wherry.

Mr. Wherry stated he is a star scout right now with two wings away from becoming an Eagle Scout. He is in eighth grade and will be attending high school next school year. Mr. Wherry stated he attended the meeting tonight as a prerequisite for communications.

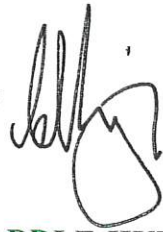
ADJOURNMENT

Following a motion for adjournment by Commissioner Pardini and a second by Commissioner Herrod which carried with a 7-0 voice vote, the meeting was adjourned at approximately 8:47PM.

Autumn Gibson
Recording Secretary
June 1, 2026

MEMORANDUM

To: Matthew R. Serakowski, Township Manager
From: Adam A. Benigni, AICP, Director of Planning and Community Development
Date: July 2, 2026



Subject: PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB PADDLE HUT –
NONRESIDENTIAL CONDITIONAL USE APPROVAL

GENERAL INFORMATION

Applicant: St. Clair Country Club

Landowner: St. Clair Country Club

Action Requested: Nonresidential Conditional Use

Purpose: To grant an extension of the time limit for their temporary trailer from October 2026 to March 31st, 2027.

Zoning: R-LI, Low Intensity Residential District

Location: 2300 Old Washington Road

Lot/Block No.: 478-K-301, 478-N-207

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: 05/07/26: Application filed
05/21/26: Planning Commission Recommendation
07/06/26: Public Hearing scheduled to open

TOWNSHIP EXHIBIT NO. 11

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB
PADDLE HUT – NONRESIDENTIAL CONDITIONAL USE APPROVAL

Page 2

Public Hearing

A public hearing has been scheduled for Monday, July 6, 2026, 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. (See Twp. Ex. Nos. 5-9)

Recommended Public Hearing Procedure

1. Swearing in of testifiers;
2. Presentation of exhibits by the Director of Planning and 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, August 3, 2026 for the purpose of taking staff testimony.

Exhibits

The following Exhibits will be entered into evidence at the public hearing on July 6, 2026:

Township

1. Code of the Township by reference
2. Staff Reports dated May 19, 2026
3. Planning Commission letter of recommendation dated May 22, 2026
4. Memo dated May 22, 2026 to Matthew R. Serakowski, Township Manager from Adam Benigni, Director of Planning & Community Development re. setting public hearing date
5. Legal Notice dated June 4, 2026
6. List of Persons Notified of Public Hearing
7. Proof of Publication of Notice dated June 25, 2026

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB
PADDLE HUT – NONRESIDENTIAL CONDITIONAL USE APPROVAL

Page 3

8. Legal Notice Posting Memo to Public Works dated June 15, 2026 Legal Notice Proof of Posting from Public Works dated June 17, 2026
9. Legal Notice Proof of Posting from Public Works dated June 17, 2026
10. Confirmation of Court Reporter for 1st public hearing on July 6, 2026
11. Memo dated July 2, 2026 to Matthew R. Serakowski from Adam A. Benigni (this memo)

Applicant

1. Planning Commission Application date stamp received May 7, 2026
2. Temporary Paddle Hut Extension Request Letter dated April 11, 2026
3. Approval Ordinance No. 2271 adopted June 2, 2025

Planning Commission Recommendation

The Planning Commission reviewed this application on May 21, 2026 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.

Comment

The St. Clair Country Club has submitted a Conditional Use Approval application seeking approval of a time limit extension for the temporary trailer. Ordinance No. 2271 granted the Club a twelve-month period for the temporary trailer to be on the property. The Certificate of Occupancy for the trailer was granted on October 13, 2025, so the deadline to remove the trailer is October 13, 2026. The Club has now requested an extension to keep the temporary trailer onsite until March 31, 2027 due to construction costs exceeding their original budget.

Staff Recommendation

It is recommended that the hearing be continued to Monday, August 3, 2026, for the purpose of taking staff testimony.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB
PADDLE HUT – NONRESIDENTIAL CONDITIONAL USE APPROVAL

Page 4

Attachment

1. Planning Commission letter of recommendation, Twp. Ex. 3

K:\CityView\Doc\PLC 2026\PLC26-0001 St Clair Country Club - Conditional Use\July 6, 2026- 1st Public Hearing\TM memo 1st public hearing 07.06.26.docx

**TOWNSHIP OF UPPER ST. CLAIR
PLANNING COMMISSION - 2026**

**Jeffrey Krantz, Chairperson
Adam McGurk, AICP, Vice Chairman
Robin Weissert, Secretary**

**David Wade
Jake Polochak
Yvonne Piecknick
David Siorta**

TO: The Board of Commissioners

FROM: The Planning Commission

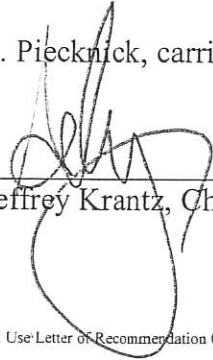
DATE: May 22, 2026

**IN RE: PLC26-0001 – ST. CLAIR COUNTRY CLUB PADDLE HUT –
NONRESIDENTIAL – CONDITIONAL USE APPROVAL**

At its regular meeting on March 21, 2026, 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. Piecknick, carried by unanimous voice vote, 7–0.



Jeffrey Krantz, Chairperson

for

MEMORANDUM

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

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

Date: **July 2, 2026**

Subject: **PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL**

GENERAL INFORMATION

Applicant: Northwest Land LLC #1023

Landowner: Jeffrey and Patricia Thomas

Action Requested: Tentative Approval of a Planned Residential Development

Purpose: 115 Unit Townhouse Development with associated amenities

Zoning: R-4 – Low-rise Multi Family Residential District
RM – Restricted Light Industrial District
C, Conservation District (Bridgeville Borough)

Location: 1512 McLaughlin Run Road

Lot/Block No.: 321-G-150, 321-G-400, 321-C-090

Size: 41.61 acres

Existing Land Use: Vacant

Surrounding Land Use & Zoning:

North:	R1, Single Family Residential District
	RL-I, Low Intensity Residential District
West:	RL-I, Low Intensity Residential District
	R1, Residential (Bridgeville Borough)
East:	RL-I, Low Intensity Residential District
	R1, Single Family Residential District
South:	R1, Single Family Residential District
	R4, Low-rise Multi Family Residential District

Procedural History:

08/07/25: Application filed
08/21/25: Planning Commission; Tabled
09/18/25: Planning Commission; Tabled

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL **Page 2**

05/21/26: Planning Commission Recommendation
07/06/26: Public Hearing scheduled to open

Public Hearing

A public hearing has been scheduled for Monday, July 6, 2026, 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. (See Twp. Ex. Nos. 5-9)

Recommended Public Hearing Procedure

1. Swearing in of testifiers;
2. Presentation of exhibits by the Director of Planning and 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, August 3, 2026 for the purpose of taking staff testimony.

Exhibits

The following Exhibits will be entered into evidence at the public hearing on July 6, 2026:

Township

1. Code of the Township by reference
2. Staff Report dated May 19, 2026
3. Planning Commission letter of recommendation dated May 22, 2026
4. Memo dated May 22, 2026 to Matthew R. Serakowski, Township Manager from Adam Benigni, Director of Planning & Community Development re. setting public hearing date
5. Legal Notice dated June 4, 2026
6. List of Persons Notified of Public Hearing
7. Proof of Publication of Notice dated June 25, 2026

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL **Page 3**

8. Legal Notice Posting Memo to Public Works dated June 15, 2026
9. Legal Notice Proof of Posting from Public Works dated June 17, 2026
10. Allegheny County review memo dated September 17, 2025
11. Staff Report dated August 19, 2025
12. Staff Report dated September 16, 2025
13. Township Engineer's review memo dated August 19, 2025
14. Township Traffic Engineer's review memo dated August 18, 2025
15. Township Engineer's review memo dated May 18, 2026
16. Township Traffic Engineer's review memo dated May 19, 2026
17. Confirmation of Court Reporter for 1st public hearing on July 6, 2026
18. Memo dated July 2, 2026 to Matthew R. Serakowski from Adam A. Benigni (this memo)

Applicant

1. Planning Commission Application date stamp received August 7, 2025
2. Auto Turn Plans dated August 7, 2025
3. Thomas Property Cover Letter dated August 7, 2025
4. Adjacent Property Owners List dated August 13, 2025
5. Thomas Property Project Narrative dated August 12, 2025
6. Environmental Impact Assessment dated August 7, 2025
7. Tentative Planned Development or Thomas Property Preliminary Plan dated August 7, 2025
8. Post-Construction Stormwater Management Plan prepared on August 12, 2024

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL **Page 4**

9. Thomas Property Development-PRD Post Construction Stormwater Management Plan issued on February 19, 2025
10. Subsurface Investigation Report prepared by J.R. Gales Associates dated September 24, 2015
11. Regulated Waters Presence/Absence Investigation prepared by Palustris Environmental, LLC dated June 25, 2024
12. Trip Generation Comparison for the Proposed Thomas Property Residential Development in the Township of Upper St. Clair, Allegheny County, PA dated August 6, 2025
13. Upper St. Clair Planning Commission Thomas Property Preliminary PRD PowerPoint dated August 21, 2025
14. Sales Contract Addendum signed on October 23, 2023
15. Standard Agreement for the Sale of Real Estate received August 14, 2025
16. Thomas Property Cover Letter dated May 1, 2026
17. Thomas Property Response Letter to Township Engineer's Tentative Review No. 1 Letter dated May 1, 2026
18. Thomas Property Response Letter to Township Traffic Engineer's Review Letter dated May 1, 2026
19. Thomas Property Response Letter to Township Staff Report dated May 1, 2026
20. Thomas Property & Dawson Subdivision plans dated May 1, 2026
21. Environmental Impact Assessment dated May 1, 2026
22. Thomas Property – PRD Modification Letter dated May 1, 2026
23. Thomas Property & Dawson Subdivision Plans dated May 1, 2026
24. Thomas Property Sales Agreement from Jeffrey and Patricia Thomas to Northwest Land, LLC date stamped received May 7, 2026
25. Thomas a Planned Community, Information for Prospective Purchasers drafted February 3, 2026

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED
RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL Page 5

26. Dynamo Easement – Fully Executed dated January 13, 2025
27. Post-Construction Stormwater Management Plan revised on February 18, 2025
28. Thomas Property Development-PRD Post Construction Stormwater Management Plan issued on May 1, 2026
29. Trip Generation Comparison for the Proposed Thomas Property Residential Development in the Township of Upper St. Clair, Allegheny County, PA dated January 20, 2026
30. ACA engineering Geotechnical Investigation dated May 1, 2026

Allegheny County

1. Allegheny County review memo dated September 17, 2025
2. Allegheny County review memo dated June 22, 2026

Planning Commission Recommendation

The Planning Commission reviewed this application on May 21, 2026 at which time they recommended denial. A copy of the Planning Commission's letter of recommendation is Attachment 1.

Modification Requests

The applicant has requested the following twelve (12) modifications (with justifications) from the Township Code:

1. Section 99.4.1.3.2.2 – Road Speed
Required: Township Engineer's approval for 20 mph.
Modification: 20 mph
Justification: Tighter roadway standards with 20 mph will reduce speeds in residential neighborhood.
2. Section 99.4.1.3.3 – Cul-de-sac Design
Required: 40' cul-de-sac road radius.
Modification: 35' cul-de-sac road radius at Lots 104-105.
Justification: Tighter roadway standards with 20 mph will reduce speeds in residential neighborhood.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL Page 6

3. Section 99.4.2.15.17– 35’ Buffer Easement
Required: 35’ buffer easement from the top of stream bank.
Modification: Crossing of McLaughlin Run and tributary of McLaughlin.
Justification: Road crossing of streams requires encroachment into stream buffer.
4. Section 99.4.4.1 – Sidewalk
Required: Sidewalks are to be 5’ wide.
Modification: Located on all streets.
Justification: Sidewalks are 4’ wide as per Township Detail Figure 99.5.4.1
5. Section 130.11.3.1.6.3 – Sidewalk Location
Required: 3’ off wedge curbs.
Modification: 0’ off wedge curb in townhouse area.
Justification: 33’ private street right-of-way requires 0’ setback to keep sidewalks within
sidewalks within right-of-way
6. Section 114.31.4 – Cul-de-sac Length
Required: 800’ maximum length.
Modification: 1,755’ for Street B.
Justification: Topography and McLaughlin Run Road preclude a second entrance.
An interim cul-de-sac at 1,335’. First 600’ is without townhouses due to Bridgeville zoning.
7. Section 114.31.6 – 50’ Street Right-of-Way
Required: 50’ street right-of-way.
Modification: 33’ street right-of-way in townhouse area.
Justification: To reduce grading impacts.
8. Section 114.34.2 – Sidewalk Location
Required: Sidewalks on both sides of streets.
Modification: Sidewalks on one side of the street.
Justification: Sidewalk on one side of the street where there are no units facing the street.
9. Section 130.11.4.1.5 – Building Length
Required: 150’ maximum length.
Modification: 169’ for Lot 101 and 155’ for Lot 105.
Justification: Topography and stream limit usable area.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL Page 7

10. Section 130.11.4.1.7.3 – Lot Area

Required: 1 acre minimum lot size.

Modification: 0.3 acre lot minimum for townhouse building.

Justification: Townhouse lot and overall density is 65% below allowed density.

11. Section 130.11.4.1.9 – Yard Requirements

Required: 30' front, 30' side, 40' rear.

Modification: 10' side, 20' rear.

Justification: Reduce environmental impacts with smaller yards.

Note: 130.11.4.1.18 provides a 15' front so no modification required.

12. Section 130.11.4.1.10 – Perimeter Setback

Required: 150' from perimeter property line.

Modification: 150' perimeter setback to include the area of the abutting Open Space. 150' is measured from abutting single-family lot lines for proposed townhouse Lots 207 – 209.

Justification: 15' setback should be measured from abutting single-family lot line and not

from the perimeter property line where is open space on the abutting property.

In addition to the above modifications, the following modifications would also need to be requested and justified by the applicant:

13. Section 71.19.12. GRADING and soil EXCAVATION are prohibited on any STEEP SLOPE.

Comment: The applicant shall provide an existing slope map depicting steep slopes, as defined by the Township Code, and demonstrate that the proposed grading activities do not disturb said slopes.

14. Section 71.19.11. In order to protect hillsides exceeding twenty-five percent (25%) in SLOPE, no more than twenty percent (20%) by area of the natural vegetative cover may be removed unless a program approved by the TOWNSHIP for reforestation of disturbed areas over twenty percent (20%) by area is guaranteed by a performance SECURITY.

Comment: The applicant must demonstrate conformance with this Section of the Township Code.

15. Fig. 99.5.1.3.3.1. Left offset cul-de-sac.

Comment: The cul-de-sac on Street B is required to be left offset as depicted in Chapter 99 of the Township Code.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED
RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL Page 8

Comment

The applicant has submitted a Tentative Approval of a Planned Residential Development application for the Thomas Property, located at 1512 McLaughlin Run Road seeking approval to construct a 115 unit Townhouse Development with associated amenities. In addition, the applicant proposes a 6-lot subdivision (Dawson Subdivision PLC26-0002) that is accessed through this development.

Staff Recommendation

It is recommended that the hearing be continued to Monday, August 3, 2026, for the purpose of taking staff testimony.

Attachment

1. Planning Commission letter of recommendation, Twp. Ex. 3

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TOWNSHIP EXHIBIT NO. 18

**TOWNSHIP OF UPPER ST. CLAIR
PLANNING COMMISSION - 2026**

**Jeffrey Krantz, Chairperson
Adam McGurk, AICP, Vice Chairman
Robin Weissert, Secretary**

**David Wade
Jake Polochak
Yvonne Piecknick
David Siorta**

TO: The Board of Commissioners

FROM: The Planning Commission

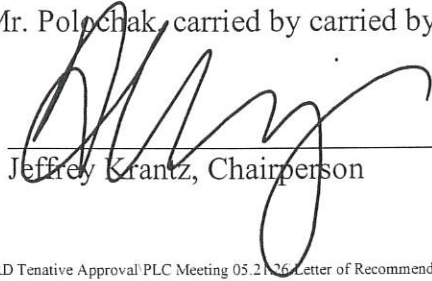
DATE: May 22, 2026

**IN RE: PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL
DEVELOPMENT – TENTATIVE APPROVAL**

At its regular meeting on March 21, 2026, the Planning Commission adopted the following motion with reference to the subject:

MOTION: THAT the Planning Commission recommends denial by the Board of Commissioners based upon the comments in the Traffic Engineer's review letter of May 19, 2026, Gateway Engineers review letter of May 18, 2026, and the Township review memo of May 19, 2026.

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



Jeffrey Krantz, Chairperson for

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

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

Date: July 2, 2026

Subject: PUBLIC HEARING RE. PLC26-0002 – DAWSON PROPERTY – UNIFIED
CONDITIONAL USE / PRELIMINARY LAND DEVELOPMENT APPROVAL



GENERAL INFORMATION

Applicant: Northwest Land LLC #1023

Landowner: Northwest Land LLC #1023

Action Requested: Unified Conditional Use / Preliminary Land
Development Approval

Purpose: 6-lot subdivision

Zoning: R-LI, Low Intensity Residential District

Location: 1400 McLaughlin Run Road

Lot/Block No.: 321-C-155 and 254-P-5

Size: 14.89 acres

Existing Land Use: Country Single Family Dwelling (321-C-155)
Vacant Land (254-P-5)

**Surrounding Land
Use & Zoning:** North: RM, Restricted Light Industrial District
West: RM, Restricted Light Industrial District and C,
Conservation (Bridgeville Borough)
East: R4, Low Rise Multifamily Residential District
South: R1, Residential (Bridgeville Borough)

Procedural History: 05/07/26: Application filed
05/21/26: Planning Commission Recommendation
07/06/26: Public Hearing scheduled to open

TOWNSHIP EXHIBIT NO. 14

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
**IN RE: PUBLIC HEARING RE. PLC26-0002 – DAWSON PROPERTY – UNIFIED
CONDITIONAL USE / PRELIMINARY LAND DEVELOPMENT
APPROVAL**

Page 2

Public Hearing

A public hearing has been scheduled for Monday, July 6, 2026, 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. (See Twp. Ex. Nos. 5-9)

Recommended Public Hearing Procedure

1. Swearing in of testifiers;
2. Presentation of exhibits by the Director of Planning and 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, August 3, 2026 for the purpose of taking staff testimony.

Exhibits

The following Exhibits will be entered into evidence at the public hearing on July 6, 2026:

Township

1. Code of the Township by reference
2. Staff Reports dated May 19, 2026
3. Planning Commission letter of recommendation dated May 22, 2026
4. Memo dated May 22, 2026 to Matthew R. Serakowski, Township Manager from Adam Benigni, Director of Planning & Community Development re. setting public hearing date
5. Legal Notice dated June 4, 2026
6. List of Persons Notified of Public Hearing
7. Proof of Publication of Notice dated June 25, 2026

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
**IN RE: PUBLIC HEARING RE. PLC26-0002 – DAWSON PROPERTY – UNIFIED
CONDITIONAL USE / PRELIMINARY LAND DEVELOPMENT
APPROVAL**

Page 3

8. Legal Notice Posting Memo to Public Works dated June 15, 2026
9. Legal Notice Proof of Posting from Public Works dated June 17, 2026
10. Township Engineer's review memo dated May 18, 2026
11. Township Traffic Engineer's review memo dated May 19, 2026
12. Allegheny County review memo dated June 22, 2026
13. Confirmation of Court Reporter for 1st public hearing on July 6, 2026
14. Memo dated July 2, 2026 to Matthew R. Serakowski from Adam A. Benigni (this memo)

Applicant

1. Planning Commission Application date stamp received May 7, 2026
2. Thomas Property Cover Letter dated May 1, 2026
3. Thomas Property Response Letter to Township Engineer's Tentative Review No. 1 Letter dated May 1, 2026
4. Thomas Property Response Letter to Township Traffic Engineer's Review Letter dated May 1, 2026
5. Thomas Property Response Letter to Township Staff Report dated May 1, 2026
6. Thomas Property Plus Dawson Subdivision dated August 12, 2025, Revised May 1, 2026
7. Environmental Impact Assessment dated May 1, 2026
8. Thomas Property – PRD Modification Letter dated May 1, 2026
9. Thomas Property & Dawson Subdivision Plans dated May 1, 2026
10. Thomas a Planned Community, Information for Prospective Purchasers drafted February 3, 2026
11. Thomas Property Development-PRD Post Construction Stormwater Management Plan issued on May 1, 2026

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
**IN RE: PUBLIC HEARING RE. PLC26-0002 – DAWSON PROPERTY – UNIFIED
CONDITIONAL USE / PRELIMINARY LAND DEVELOPMENT
APPROVAL**

Page 4

12. Trip Generation Comparison for the Proposed Thomas Property Residential Development in the Township of Upper St. Clair, Allegheny County, PA dated January 20, 2026
13. Geotechnical Investigation prepared by ACA Engineering dated May 1, 2026

Planning Commission Recommendation

The Planning Commission reviewed this application on May 21, 2026 at which time they recommended denial subject to certain conditions. A copy of the Planning Commission's letter of recommendation is Attachment 1.

Modification Requests

The applicant has requested no modifications for this application; however, the applicant must request and provide justification for the following modifications:

1. 114.41.3. Side LOT lines. Side LOT lines shall be substantially at right angles or radial to STREETS.
2. 99.4.1.3.2.1. Design Speed – is the maximum safe speed that can maintained over a specified section of roadway when conditions favorable that the design the design features of the roadway govern. 99.4.1.2.3.1.1. The desirable design speed is 25 mph.
3. 99.4.4.1.1. Sidewalks - Minimum width five (5) feet for residential; five (5) feet for nonresidential.
4. 99.4.4.1.2. Sidewalks - Setback from wedge curb three (3) feet.
5. 114.31.4. CUL-DE-SACS. CUL-DE-SACS are permitted with a maximum length of 800 feet. The grade on the turn-around portion of the CUL-DE-SAC must not exceed 6%.
6. Fig. 99.5.1.3.3.1. Left offset cul-de-sac.

Comment: The cul-de-sac on Street B is required to be left offset as depicted in Chapter 99 of the Township Code.

Comment

The applicant has submitted a Unified Conditional Use Preliminary/Final Land Development application for the Dawson Property, located at 1400 McLaughlin Run Road seeking approval of a 6-lot subdivision. The Dawson Subdivision would be accessed from a bridge to be constructed over McLaughlin Run for the Thomas Property Planned Residential Development.

Staff Recommendation

It is recommended that the hearing be continued to Monday, August 3, 2026, for the purpose of taking staff testimony.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC26-0002 – DAWSON PROPERTY – UNIFIED
CONDITIONAL USE / PRELIMINARY LAND DEVELOPMENT
APPROVAL Page 5

Attachment

1. Planning Commission letter of recommendation, Twp. Ex. 3

**TOWNSHIP OF UPPER ST. CLAIR
PLANNING COMMISSION - 2026**

**Jeffrey Krantz, Chairperson
Adam McGurk, AICP, Vice Chairman
Robin Weissert, Secretary**

**David Wade
Jake Polochak
Yvonne Piecknick
David Siorta**

TO: The Board of Commissioners

FROM: The Planning Commission

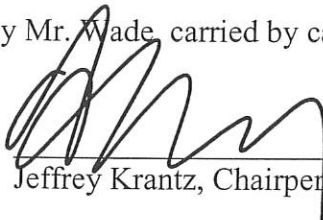
DATE: May 22, 2026

**IN RE: PLC26-0002 – DAWSON PROPERTY – UNIFIED CONDITIONAL
USE/PRELIMINARY LAND DEVELOPMENT APPROVAL**

At its regular meeting on March 21, 2026, the Planning Commission adopted the following motion with reference to the subject:

MOTION: **THAT** the Planning Commission recommends denial by the Board of Commissioners based upon the deficiencies outlined in the Township Engineer's review memo, dated May 18, 2026, and the deficiencies noted in the Township Traffic Engineer's review memo dated May 19, 2026.

Motion by Mr. McGurk, seconded by Mr. Wade, carried by unanimous voice vote, 7-0.



Jeffrey Krantz, Chairperson

for

MEMORANDUM

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

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

Date: **July 2, 2026**



Subject: **PUBLIC HEARING RE. PLC26-1301 – ZONING TEXT AMENDMENT TO CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED “ZONING” TO ADD A DEFINITION OF TOBACCO/VAPE SHOP TO SECTION 130.3, DEFINITIONS AND ADD TOBACCO/VAPE SHOP AS A CONDITIONAL USE IN THE C3, REGIONAL SHOPPING CENTER DISTRICT**

The Township is proposing a zoning text amendment to Chapter 130 of the Township Code to address the classification and regulation of Tobacco/Vape Shops. The amendment would establish a formal definition for “Tobacco/Vape Shop” within Section 130.3 (Definitions) and permit this use within the C3 Regional Shopping Center District as a conditional use.

The purpose of this amendment is to provide clarity in the Township Code regarding these types of businesses and to ensure they are appropriately regulated and located in areas consistent with the Township’s planning objectives. By designating tobacco and vape shops as a conditional use within the C3 Regional Shopping Center District, the Township maintains oversight through the conditional use process while allowing for their consideration in areas intended for regional-scale commercial activity.

Public Hearing

This public hearing is scheduled to open on Monday, July 6, 2026, beginning at 7:30 p.m., in the Board of Commissioners’ Meeting Room, Township Municipal Building, 1820 McLaughlin Run Road.

Public Notice

The public hearing was duly scheduled and the public notice properly made in accordance with Chapter 130 of the Township Code and the Pennsylvania Municipalities Planning Code. (Twp. Exs. 6-9)

Procedure for Zoning Amendments

Section 130.56 of the Township Code and Sections 609 and 610 of the Pennsylvania Municipalities Planning Code set forth the following procedure for amendments:

1. Public hearing scheduled by resolution;
2. Amendment sent to Allegheny County Department of Economic Development for review and comment;
3. Public hearing pursuant to public notice;

TOWNSHIP EXHIBIT NO. 10

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC26-1301 – ZONING TEXT AMENDMENT TO CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED “ZONING” TO ADD A DEFINITION OF TOBACCO/VAPE SHOP TO SECTION 130.3, DEFINITIONS AND ADD TOBACCO/VAPE SHOP AS A CONDITIONAL USE IN THE C3, REGIONAL SHOPPING CENTER DISTRICT.

Page 2

4. If the amendment is substantially changed or revised, the amendment must be readvertised and another hearing must follow;
5. Board action following close of hearing

Recommended Public Hearing Procedure

1. Swearing in of testifiers;
2. Presentation of exhibits and amendment by Director of Planning and Community Development;
3. Questions by the Board of Commissioners;
4. Public testimony;
5. Continue hearing to Monday, August 3, 2026 for the purpose of taking staff testimony.

Exhibits

Township

1. Code of the Township by reference
2. Staff Report dated May 12, 2026
3. Draft Bill
4. Planning Commission letter of recommendation dated May 22, 2026
5. Resolution No. 1798 adopted May 4, 2026 establishing public hearing date
6. Legal Notice dated May 19, 2026
7. Letter dated May 15, 2026 to Allegheny County Law Library from Adam A. Benigni transmitting Draft Bill
8. Email dated May 15, 2026 to Allegheny County Economic Development, from Adam A. Benigni transmitting Draft Bill
9. Proof of Publication of Legal Notice received May 19, 2026

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, AICP, Director of Planning and Community Development
DATE: July 2, 2026
IN RE: PUBLIC HEARING RE. PLC26-1301 – ZONING TEXT AMENDMENT TO CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED “ZONING” TO ADD A DEFINITION OF TOBACCO/VAPE SHOP TO SECTION 130.3, DEFINITIONS AND ADD TOBACCO/VAPE SHOP AS A CONDITIONAL USE IN THE C3, REGIONAL SHOPPING CENTER DISTRICT.

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10. Memo dated July 2, 2026 to Matthew R. Serakowski, Township Manager from Adam A. Benigni, AICP, Director of Planning and Community Development (this memo)

Allegheny County

1. Zoning Ordinance Amendment Review Letter dated June 8, 2026

Planning Commission Review

The Planning Commission reviewed this amendment at its regular meeting on May 21, 2026 and recommended adoption. (Twp. Ex. 4)

Staff Recommendation

It is recommended that the Board of Commissioners continue this public hearing to Monday, August 3, 2026 for the purpose of continuing staff testimony.

Attachments

1. Planning Commission letter of recommendation – Township Exhibit 4
2. Draft Bill – Township Exhibit 3

**TOWNSHIP OF UPPER ST. CLAIR
PLANNING COMMISSION - 2026**

**Jeffrey Krantz, Chairperson
Adam McGurk, AICP, Vice Chairman
Robin Weissert, Secretary**

**David Wade
Jake Polochak
Yvonne Piecknick
David Siorta**

TO: The Board of Commissioners

FROM: The Planning Commission

DATE: May 22, 2026

**IN RE: PLC26-1301 – ZONING TEXT AMENDMENT TO CHAPTER 130 OF THE
TOWNSHIP CODE ENTITLED “ZONING” TO ADD A DEFINITION OF
TOBACCO/VAPE SHOP TO SECTION 130.3, DEFINITIONS AND ADD
TOBACCO/VAPE SHOP AS A CONDITIONAL USE IN THE C3, REGIONAL
SHOPPING CENTER DISTRICT**

At its regular meeting on March 21, 2026, 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. Piecknick, carried by unanimous voice vote, 7–0.

_____for
Jeffrey Krantz, Chairperson

BILL NUMBER _____

DATE ADOPTED _____

ORDINANCE NO. _____

TOWNSHIP OF UPPER ST. CLAIR

AN ORDINANCE OF THE TOWNSHIP OF UPPER ST. CLAIR, A HOME RULE MUNICIPALITY OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 130 OF THE TOWNSHIP CODE ("ZONING") TO DEFINE "TOBACCO/"VAPE" SHOP" AND TO ESTABLISH TOBACCO/"VAPE" SHOPS AS A CONDITIONAL USE IN THE C3, REGIONAL SHOPPING CENTER DISTRICT.

WHEREAS, The Township of Upper St. Clair (the "Township") has the power to protect the health, safety, and welfare of people and property in the Township; and

WHEREAS, The Township recognizes the rise in popularity of businesses within the Commonwealth of Pennsylvania marketing vape, tobacco, cannabinoid products, and other similar products that have been shown to have negative health effects on consumers of all ages; and

WHEREAS, The Township believes it is in the best interest of its residents and citizens to establish regulations related to the location and use of these businesses within the Township; and

WHEREAS, the Township of Upper St. Clair seeks to amend Chapter 130, entitled, "Zoning," by establishing the definition and zoning district permitting "TOBACCO/"VAPE" SHOP" as set forth herein; and

WHEREAS, the Amendment was reviewed by the Planning Commission at a public meeting held on _____, after which the Planning Commission submitted a recommendation to the Board of Commissioners dated _____; and

WHEREAS, the Amendment was sent to the County of Allegheny Economic Development Department on _____; and

WHEREAS, the Board of Commissioners have given careful consideration to all public comments and has determined that adoption of the Amendment is beneficial to the health and welfare of the residents 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 as follows:

SECTION 1. The Code of the Township of Upper St. Clair at Chapter 130 ("Zoning"), Section 130.3 ("Definitions") is hereby amended by adding the following definition:

[130.3.375] TOBACCO/"VAPE" SHOP – A RETAIL establishment dedicated to the display, sale, distribution, delivery, offering, marketing or use of tobacco, tobacco products, alternative nicotine products/instruments, or cannabidiol (CBD), or any combination thereof, including but not limited to cigarettes, cigars, e-cigarettes (vapes), hookahs, or electronic smoking liquid (e-liquid or vape juice). This definition does not include GASOLINE STATIONS, FOOD STORES or PHARMACIES that carry conventional tobacco or tobacco products as ancillary sales.

SECTION 2. The Code of the Township of Upper St. Clair at Chapter 130 ("Zoning"), Section 130.3 ("C3 Regional Shopping Center District") Subsection 130.16.2.2. ("CONDITIONAL USES") is hereby amended by inserting the following new subsection under Planned regional SHOPPING CENTER developments including and limited to the following USES:

130.16.2.2.1.1.9 TOBACCO/"VAPE" SHOP

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

SECTION 4. 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 ____ DAY OF _____ 2026.

TOWNSHIP OF UPPER ST. CLAIR

ATTEST:

By: _____
President, Board of Commissioners

Township Manager/Secretary

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: July 2, 2026

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

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

MK Electric, LLC Aliquippa, PA	Community & Recreation Center Indoor Pool Lighting Demo and Installation	\$62,500.00
Huckestein Mechanical, LLC Pittsburgh, PA	Community & Recreation Center Aquatics Ductwork Replacement	\$207,000.00

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

/avg

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MEMORANDUM

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

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

Date: **July 1, 2026**

Subject: **RECOMMENDATION RE. APPROVAL FOR A GRANT APPLICATION THROUGH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR THE UPPER ST. CLAIR FIRE STATION EMERGENCY PREEMPTION PROJECT**



The Township desires to apply for funding through the Department of Community and Economic Development (DCED) Multimodal Transportation Fund for the Upper St. Clair Fire Station Emergency Preemption Project in the amount of \$205,000.00. This project aims to obtain funding for the emergency preemption system at the Upper St. Clair Fire Department located at 2001 Washington Road. The system upgrade includes poles, mast arms, signals, and signage to ensure safe and reliable emergency response operations.

It is recommended that the Board of Commissioners approve Resolution No. 1801 which authorizes Mark S. Mansfield, Assistant Township Manager, to file all applications, documents, and forms between the Township of Upper St. Clair and the DCED.

Attachment

1. Resolution No. 1801

TOWNSHIP OF UPPER ST. CLAIR

RESOLUTION NO. 1801

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 MULTIMODAL TRANSPORTATION FUNDS (MTF) WITH THE PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT (DCED)

WHEREAS, the Township of Upper St. Clair hereby requests a Multimodal Transportation Fund grant in the amount of \$205,000.00 from the Commonwealth Financing Authority to be used for the Upper St. Clair Fire Station Emergency Preemption Project.

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 Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant; and,

THAT, in accordance with Section 29.2.4. of the Code of the Township, 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 DCED 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 July 6, 2026 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 6TH DAY OF JULY 2026.

TOWNSHIP OF UPPER ST. CLAIR

By _____
President, Board of Commissioners

ATTEST:

Township Manager/Secretary