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, OCTOBER 5, 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. Proclamation Recognizing Fire Prevention Week in Upper St. Clair, October 4-10, 2026. (Commissioner Pardini to Present)
5. Presentation of Upper St. Clair Volunteer Fire Department Certificates of Service. (Commissioner Pardini to Present)
6. Review of the Board of Commissioners' Regular Meeting Minutes of September 8, 2026. (Minutes enclosed)
7. Comments from Citizens and Taxpayers on Matters Not Included on the Agenda.

OLD BUSINESS

8. None.

NEW BUSINESS

9. Recommendation Re. Approval of Contract. (Memorandum enclosed)
10. Recommendation Re. Establish Public Hearing Re. Proposed Zoning Text Amendment to Add Self Storage Facilities as Conditional Uses in the C2 Highway Commercial District. (Memorandum and Resolution No. 1805 enclosed)
11. Other Business.
12. Adjournment.

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: October 2, 2026

Subject: **RECOMMENDATION RE. RECOGNITIONS**

Staff has prepared the attached Proclamation and Certificates of Achievement to be presented at the October 5, 2026 Regular Meeting of the Board recognizing:

- October 4-10, 2026 as Fire Prevention Week in Upper St. Clair. Chief Ted Hale will be in attendance to accept the Proclamation. *(Proclamation)*

- Certificates of Appreciation for years of service will also be presented to the Volunteer Fire Department members listed below:

Ray Tomnay	55 years
Russell Rauch	50 years
Gregory Gerlach	35 years
David Kish	30 years
Joseph Pascarella	25 years
Jason Braughler	5 years
Caroline Naft	5 years

/ayw
Attachments

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Township of
FOUNDED 1788
USC
Upper St. Clair

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, ESTABLISHING THE WEEK OF OCTOBER 4-10, 2026 AS FIRE PREVENTION WEEK IN UPPER ST. CLAIR.

WHEREAS, *the Township of Upper St. Clair is committed to ensuring the safety and security of all those living in and visiting the Township; and,*

WHEREAS, *fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and,*

WHEREAS, *most of the rechargeable electronics used in homes daily – including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys – are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and,*

WHEREAS, *the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries and devices; and,*

WHEREAS, *the way lithium-ion battery devices are charged can make a difference in helping prevent home fires; and,*

WHEREAS, *safe charging includes using the cord and charger that came with your device or one approved by the manufacturer, charging on a hard, flat surface, watching for warning signs like devices that are very hot or start to swell, unplugging when fully charged, and charging larger devices like e-bikes outside and away from exits; and,*

WHEREAS, *residents are encouraged to understand that safe charging means making smart choices every time they plug in; and,*

WHEREAS, *Upper St. Clair's first responders remain dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and,*

WHEREAS, *the 2026 Fire Prevention Week™ theme,* ***"Charge into Fire Safety™": Safe Charging Is a Superpower",*** *serves to remind all residents that safe charging can help reduce the risk of fires in homes and communities.*

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

THAT, *the week of October 4-10, 2026, is hereby designated as Fire Prevention Week in the Township of Upper St. Clair; and*

THAT, *the Board of Commissioners urges all the residents of Upper St. Clair to learn about and practice safe charging habits and support the many public safety activities and efforts of the Township of Upper St. Clair's Volunteer Fire Department and emergency services throughout the year.*

ADOPTED THIS 5th day of October, 2026.

TOWNSHIP SEAL ALLEGHENY COUNTY PENNSYLVANIA

TOWNSHIP OF UPPER ST. CLAIR

By _____
President, Board of Commissioners

ATTEST:

_____
Township Manager/Secretary

Township of Upper St. Clair

Township of

FOUNDED 1788

USC

Upper St. Clair

ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

Awards This

Certificate of Appreciation

to

Ray Tomnay

for 55 years of service with the Upper St. Clair Volunteer Fire Department

Presented this 5th day of October, 2026

President, Board of Commissioners

Township Manager

Township of Upper St. Clair

Township of

FOUNDED 1788

USC

Upper St. Clair

ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

Awards This

Certificate of Appreciation

to

Russell Rauch

for 50 years of service with the Upper St. Clair Volunteer Fire Department

Presented this 5th day of October, 2026

COMMONWEALTH OF PENNSYLVANIA ALLEGHENY COUNTY CORPORATE SEAL

President, Board of Commissioners

Township Manager

Township of Upper St. Clair

Township of USC Upper St. Clair

FOUNDED 1788

ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA
Awards This

Certificate of Appreciation

to

Gregory Gerlach

for 35 years of service with the Upper St. Clair Volunteer Fire Department

Presented this 5th day of October, 2026

President, Board of Commissioners

Township Manager

Township of Upper St. Clair

Township of

FOUNDED 1788

USC

Upper St. Clair

ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

Awards This

Certificate of Appreciation

to

David Kish

for 30 years of service with the Upper St. Clair Volunteer Fire Department

Presented this 5th day of October, 2026

President, Board of Commissioners

Township Manager

Township of Upper St. Clair

Township of USC Upper St. Clair

FOUNDED 1788

ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA
Awards This

Certificate of Appreciation

to

Joseph Pascarella

for 25 years of service with the Upper St. Clair Volunteer Fire Department

Presented this 5th day of October, 2026

President, Board of Commissioners

Township Manager

Township of Upper St. Clair

Township of USC
FOUNDED 1788
Upper St. Clair

ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA
Awards This

Certificate of Appreciation

to

Caroline Naft

for 5 years of service with the Upper St. Clair Volunteer Fire Department

Presented this 5th day
of October, 2026

President, Board of Commissioners

Township Manager

Township of Upper St. Clair

Township of USC Upper St. Clair

FOUNDED 1798

ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA
Awards This

Certificate of Appreciation

to

Jason Braughler

for 5 years of service with the Upper St. Clair Volunteer Fire Department

Presented this 5th day of October, 2026

President, Board of Commissioners

Township Manager

BOARD OF COMMISSIONERS MEETING MINUTES

September 8, 2026

The regular meeting and public hearings of the Board of Commissioners of the Township of Upper St. Clair, duly advertised and posted in accordance with law, was called to order at 7:30 PM on Tuesday, September 8, 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
	Chris Cahillane	Township Attorney
	Mike Haberman	Township Engineer
	Elizabeth Poiche	Network Deposition Services
	Autumn Gibson	Recording Secretary

PUBLIC: Approximately 6 people attended.

REVIEW OF THE BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF August 3, 2026

Commissioner Plutko moved to approve the Regular Meeting Minutes of August 3, 2026. This was seconded by Commissioner Herrod and carried with a 7-0 voice vote.

PUBLIC COMMENTS

None.

OLD BUSINESS

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

Commissioner Burlingame introduced the continued Public Hearing Re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential Conditional Use Approval.

Commissioner Thomas and Commissioner Madden recused themselves from discussion on this item since they are members of St. Clair Country Club.

Mr. Benigni reviewed the recommended public hearing procedures.

Those wishing to testify were sworn in by Commissioner Burlingame.

Mr. Benigni then entered the Township exhibit #13 into the record.

Mr. Benigni stated that St. Clair Country Club has submitted a Conditional Use Approval application seeking approval of a time limit extension for the temporary paddle hut. 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 paddle hut was granted on October 13, 2025, so the deadline to remove it is October 13, 2026. The Club has now requested an extension to keep the temporary paddle hut onsite until March 31, 2027 due to construction costs exceeding their original budget. Provided no additional testimony is needed, Staff recommends that the public hearing be closed and that the Board of Commissioners grant approval subject to the conditions outlined in Bill No. 4-26. This may be accomplished by a roll call vote.

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

Mr. John Gentry, 2315 Old Washington Road, inquired about the paddle hut extension application. He read the July 2026 Board of Commissioners meeting minutes and noted flaws in the submitted plan. Mr. Gentry asked if the plan needs to be resubmitted to the Planning Commission due to these errors.

In response, Mr. Benigni stated he is not aware of any flaws in the submitted plan to the best of his knowledge. He stated he has a meeting with the country club about submitting a new application for a modified paddle hut. The last approval for the permanent paddle hut is still valid, allowing a building permit to be submitted.

Mr. Gentry noted that the July 2026 meeting minutes state the plan did not meet the Township's single-story structure code. He questioned what the modified plan will look like and if it needs to be resubmitted.

In response to Mr. Gentry's question, Commissioner Burlingame confirmed the plan does not need to be resubmitted.

Mr. Gentry asked if the paddle hut is being modified due to not meeting the single-story structure code.

Mr. Benigni stated the permanent paddle hut approval met all the Township codes. The Township is currently not aware of what modifications may be submitted to determine what a future approval process may look like.

In response to Commissioner Burlingame's questions, Mr. Benigni confirmed that nothing is defective about the plan.

Mr. Justin Hollingsworth, 2333 Englewood Drive, stated nothing was defective about the plan that was submitted. However, before starting construction, it was discovered that the grading work was needed to meet code requirements for a single-story structure. This would be too difficult to achieve with the current design. Therefore, an extension is requested to create a revised plan.

He continued stating to create a one-story building on the site, significant excavation was needed to reach bedrock, which was not feasible. Instead of risking a large two-story structure that would be out of place, the decision was made to pause and explore a new plan.

Mr. Gentry asked if the building is a single-story or two-story structure. Mr. Hollingsworth stated it's a two-story structure, but the minutes mention a single-story structure.

Discussion ensued regarding the restrictions in the Township code relating to building height. Mr. Hollingsworth stated that a meeting with the Township has been scheduled to be reviewed further.

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

MOTION AND VOTE TO CLOSE PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB PADDLE HUT – NONRESIDENTIAL CONDITIONAL USE APPROVAL

Commissioner Plutko moved to close the Public Hearing Re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential Conditional Use Approval, this was seconded by Commissioner Herrod and carried with a 5-0-2 voice vote. Commissioner Thomas and Commissioner Madden abstained from voting.

MOTION AND VOTE TO ADOPT BILL NO. 04-26

Commissioner Graves moved to adopt Bill No. 04-26 Re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential Conditional Use Approval. This was seconded by Commissioner Herrod and carried with a 5-0-2 roll call vote. Commissioner Thomas and Commissioner Madden abstained from voting.

NEW BUSINESS

RECOMMENDATION RE. APPROVAL OF CONTRACTS

Mr. Mansfield stated that Staff recommends the following contracts for the Board's approval and one rejection for the SHACOG rock salt bid in accordance with Township Code. Mr. Mansfield noted a change to the recommendation from last week stating that DiMarco Construction Company submitted a bid for the Meadowcrest Sidewalk Construction Project Phase 2, providing the Township additional savings.

American Rock Salt, Mount Morris, NY	Rock Salt for 2026-2027 Season prior to Oct. 31, 2026 (Costars Contract) – Orders placed after Oct. 31, 2026	$89.72/ton $94.44/ton
DiMarco Construction Company, Clairton, PA	Meadowcrest Sidewalk Project Phase 2	$65,915.00
Alpha Space Control Company, Inc. Chambersburg, PA	2026 Pavement Marking Program	$78,100.00

A simple motion and voice vote will authorize these contracts. In addition to the above contract approvals the Staff also recommends rejection of the SHACOG Rock Salt bid for the 2026-2027 season.

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

Commissioner Herrod noted a recent article he read about the cost of rock salt in our area and commended the Township for doing an amazing job with savings and for acquiring enough salt.

Commissioner Plutko agreed and referred to the incredible savings for the taxpayers since the Township was able to secure $89.72/ton compared to the $160/ton cost for the public. Commissioner Plutko also thanked Staff for finding significant savings to the sidewalk projects with DiMarco Construction Company.

Commissioner Burlingame thanked Staff and stated that many people inquire if taxes will go up or down, and examples like this are sometimes why they stay the same.

Mr. Mansfield gave credit to Rich Botz and Dave Kutschbach in the Public Works Department for their due diligence.

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

MOTION AND VOTE TO APPROVE CONTRACTS

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

MOTION AND VOTE TO REJECT CONTRACT

Commissioner Herrod moved to reject the SHACOG rock salt bid for the 2026-2027 season. This was seconded by Commissioner Thomas and carried with a 7-0 voice vote.

RECOMMENDATION RE. APPOINTMENT TO BOARD/COMMISSION – ZONING HEARING BOARD

Mr. Serakowski stated due to the resignation of Anderson Bailey from the Zoning Hearing Board, Staff is recommending the Board of Commissioners appoint current alternate Timothy Quinn to fill Mr. Bailey's unexpired term through December 31, 2027.

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

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1804

Commissioner Pardini moved to adopt Resolution No. 1804 Re. Appointment to Board/Commission – Zoning Board. This was seconded by Commissioner Graves and carried with a 7-0 roll call vote.

OTHER BUSINESS

None.

ADJOURNMENT

Following a motion for adjournment by Commissioner Pardini and a second by Commissioner Thomas which carried with a 7-0 voice vote, the meeting was adjourned at approximately 7:44PM

Autumn Gibson
Recording Secretary
September 8, 2026

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: October 2, 2026

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

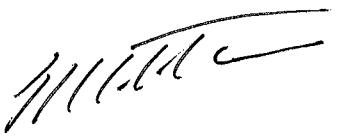
As a result of the recent departure of the Township's Director of Finance, the Staff has developed both short- and long-term strategies to support the Finance Department during this transition. While recruiting is currently underway to fill the Director's role, Staff is recommending approval of the contract with Transcend Finance to provide interim financial services support.

Services will include financial oversight and management, budget development and transitional leadership support. These services will be provided on an hourly basis as needed.

Staff recommends approval of a contract with Transcend Finance through December 31, 2026, at the following hourly rates: services performed on site at $225 per hour, services performed remotely at $185 per hour and financing accounting support at $125 per hour.

A simple motion and voice vote will authorize this contract.

avg
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MEMORANDUM

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

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

Date: **October 2, 2026**

Subject: **RECOMMENDATION RE. ESTABLISH PUBLIC HEARING RE. PROPOSED ZONING TEXT AMENDMENT TO ADD SELF STORAGE FACILITIES AS CONDITIONAL USES IN THE C2 HIGHWAY COMMERCIAL DISTRICT.**

Mack Industrial, Inc. has proposed a zoning text amendment to Chapter 130 of the Township Code. The amendment includes a definition for self-storage facilities and adds the use, with standards and criteria, as a conditional use in the C2 Highway Commercial District. A representative of Mack Industrial, Inc. will present the details of the proposed amendment at the Regular Meeting on Monday, October 5, 2026.

If the Board of Commissioners establishes a public hearing date, staff will then transmit the draft ordinance to the Township's Planning Commission for statutory review. The proposed amendment would be placed on the agenda for the Planning Commission meeting on Thursday, November 19, 2026, allowing sufficient time for advisory review and formal recommendations prior to the Board's public hearing on February 1, 2027.

Staff Recommendation

Staff recommends that the Board of Commissioners establish a public hearing date for February 1, 2027, by adopting Resolution 1805.

Attachments

1. Narrative and Site Plan from the applicant dated September 2, 2026
2. Resolution No. 1805

K:\CityView\Doc\PLC 2026\PLC26-1302- First-Class Storage Facility Text Amendment\Packet for Regular BOC 10.05.26\TM Memo 10.05.26.doc

TOWNSHIP OF UPPER ST. CLAIR

RESOLUTION NO. 1805

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 TOWNSHIP CODE ENTITLED "ZONING" TO ADD SELF STORAGE FACILITIES AS CONDITIONAL USES IN THE C2 HIGHWAY COMMERCIAL DISTRIRCT.

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, 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 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 a proposed amendment 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, and it is hereby resolved by the Board of Commissioners of the Township of Upper St. Clair, as follows:

THAT, a public hearing on the proposed amendment shall be held on Monday, February 1, 2027, 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 and the Pennsylvania Municipalities Planning 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 February 1, 2027.

ADOPTED THIS 5TH DAY OF OCTOBER, 2026.

TOWNSHIP OF UPPER ST. CLAIR

ATTEST:

By:_____
President, Board of Commissioners

_____
Township Manager/Secretary

METZ LEWIS
BRODMAN MUST O'KEEFE

September 2, 2026

Upper St. Clair Township Planning Commission
1820 McLaughlin Run Road
Upper St. Clair, Pennsylvania 15241

RE: Proposed C-2 Zoning Text Amendment and Class A Self-Storage Development
79 McMurray Road, Upper St. Clair Township

Dear Members of the Planning Commission:

On behalf of Mack Industrial, Inc. ("***Mack Industrial***"), we respectfully submit this letter in support of a narrowly tailored text amendment to Chapter 130 of the Township Code with respect to the approximately 5.4-acre former South Hills YMCA site at 79 McMurray Road. The amendment we propose is attached hereto. Mack Industrial anticipates investing approximately $15 million to remediate and return this long-vacant property to productive use through the development of an attractive, two-story, fully climate-controlled self-storage facility.

The property is currently located in the C-2 Commercial District, where the existing use regulations do not permit the proposed self-storage use. Mack Industrial is therefore requesting a text amendment to the Township's zoning code that would authorize this type of fully enclosed, climate-controlled self-storage facility in the C-2 District only when a property satisfies the amendment's specified minimum tract-area and related area or dimensional standards.

The amendment we would propose would not rezone the property, change the boundaries of the C-2 District, or broadly permit self-storage on ordinary C-2 parcels or elsewhere in the Township. Instead, it would establish objective eligibility standards that reserve self-storage use for a site of sufficient size and physical character to accommodate it appropriately. Based on the existing inventory of C-2 properties, the McMurray Road site presently appears to be the only property capable of satisfying those standards. Any qualifying project (including this one) would of course remain subject to all other applicable zoning, land-development, engineering, floodplain, stormwater, access, landscaping, lighting, and buffering requirements.

We have attached the most recent site plan, which was prepared as a direct response to the physical and environmental limitations of this particular property. This is not a conventional development site. Its history, elevation, flood exposure, environmental condition, and access constraints materially limit the range of uses that can be developed responsibly and economically. The principal challenges include the following:

1. **Legacy environmental conditions.** A Mobil gas station operated on the southwest portion of the property from approximately the late 1950s through the early 1970s. Although the underground storage tanks were removed, the applicant's environmental investigations indicate that impacted soil and groundwater remain in the former station area. Mack Industrial has engaged an experienced local environmental consultant on a remediation and monitoring plan.

2. **Floodplain and elevation constraints.** The former YMCA was constructed at the lower site elevation and was severely damaged by flooding in 2013. The proposed development must therefore establish a finished lower-floor elevation approximately 11 feet above the former low elevation to reduce future flood risk and comply with applicable floodplain and engineering requirements.

3. **Substantial fill and grading.** The current concept requires the importation and engineered placement of approximately 20,000 cubic yards of clean fill. This work, together with retaining, stabilization, drainage, and stormwater improvements, represents an unusually significant site-development undertaking that will require careful phasing and professional oversight.

4. **Topographic and access limitations.** The elevation change across the property requires a building and circulation plan that works with two distinct grades. The proposed two-level access arrangement allows customer access at grade from both the McMurray Road side and the lower rear portion of the building, while maintaining a comparatively low visible building profile.

5. **Redevelopment economics.** The combined cost of remediation, fill, grading, flood mitigation, stormwater work, and site preparation creates a high threshold for feasible redevelopment. Mack Industrial is prepared to undertake that work and to hold and operate the completed project for the long term.

These constraints also explain why a modern, indoor self-storage facility is particularly appropriate for the property. Compared with many commercial uses of a similar building size, the proposed facility is expected to generate limited peak-hour traffic, minimal water and sanitary-sewer demand, low noise, minimal exterior lighting, no outdoor commercial activity, and limited demands on Township services. The development will be designed to have a lower profile than the buildings on either side of it, and will have controlled access, shielded lighting, landscaping, and screening appropriate to its surroundings.

Mack Industrial's development would address existing environmental conditions, improve the property's resilience to flooding, replace a vacant and impaired site with a professionally maintained use, and restore the property to the Township's tax base.

Mack Industrial understands that the engineering details— including erosion and sediment controls, construction traffic, fill placement, stormwater management, landscaping, lighting, and site access—must be carefully reviewed. The applicant is prepared to continue working

PROPOSED ZONING TEXT AMENDMENT[1]

1. New Defined Term: Amend §130.3 by adding the following definition and by renumbering the remainder of the definitions contained in §130.3 as applicable.

> **130.3.310. SELF-SELF-STORAGE FACILITY** – A self-storage facility located entirely within a single, completely enclosed principal building in which: (1) individual compartmentalized storage spaces are leased or rented for the storage of personal property, (2) The storage spaces are served by a mechanical system maintaining controlled temperature and humidity at all times, (3) entry to the facility is restricted to tenants with electrical access control, and (4) no goods, vehicles, trailers, boats, recreational vehicles, equipment or materials are stored outdoors. A SELF-STORAGE FACILITY does not include a warehouse or distribution center, truck terminal, contractor storage yard, moving or transfer facility.

2. Authorization in C2 District: Amend §130.15.2.2.1 by adding the following conditional principal use after §130.15.2.2.1.11:

> **130.15.2.2.1.12.** SELF-STORAGE FACILITY.

3. Minimum Lot Area: Amend §130.15.3.1.2 by adding the following §130.15.3.1.2.6 and renumbering the existing §130.15.3.1.2.6 to §130.15.3.1.2.7 (as more particularly shown below):

> **130.15.3.1.2.6.** SELF-STORAGE FACILITY: A minimum aggregate LOT AREA of five (5) acres, which may consist of one or more contiguous LOTS under common ownership and control and developed as a single integrated project.
>
> **130.15.3.1.2.7.** Other USES: None.

4. Express Standards and Criteria: Amend §130.15.3.2 by adding the following express standards and criteria after §130.15.3.2.16:

> **130.15.3.2.17.** SELF-STORAGE FACILITY. In addition to the general requirements of § 130.15.3.1 and the standards applicable to all CONDITIONAL USES under § 130.15.3.2.1, a SELF-STORAGE FACILITY shall comply with each of the following:
>
> > **130.15.3.2.17.1.** The USE shall be located on one or more contiguous LOTS under common ownership and control, containing an aggregate LOT AREA of not less than five (5) acres and developed as a single integrated project.
> >
> > **130.15.3.2.17.2.** The USE shall consist of a single PRINCIPAL BUILDING containing no more than three (3) STORIES. The BUILDING shall

---

[1] Drafting Note: The following provisions are proposed as additions to Chapter 130 of the Upper St. Clair Township Code. The subsection numbering will need to be confirmed by the Township as needed, including any revisions to the remainder of the Chapter to account for these proposed amendments.

otherwise comply with the maximum HEIGHT OF BUILDING and all other dimensional requirements applicable in the C2 ZONING DISTRICT.

130.15.3.2.17.3. All individual storage units and all goods stored within them shall be located entirely within the PRINCIPAL BUILDING.

130.15.3.2.17.4. All portions of the PRINCIPAL BUILDING containing individual storage units shall be served by a permanent heating, ventilation and air-conditioning system designed to provide year-round temperature and humidity control.

130.15.3.2.17.5. Customer access shall be controlled through a secured entry system. The BUILDING may contain no more than two (2) common customer loading and access areas, which may be located at different finished grades. This limitation shall not apply to emergency exits or doors used exclusively by employees for service or maintenance.

130.15.3.2.17.6. No outdoor storage, display, sale, rental or placement of goods, vehicles, trailers, boats, recreational vehicles, equipment, materials, portable storage containers or similar items shall be permitted.

130.15.3.2.17.7. No outdoor commercial activity shall be permitted, except the temporary loading and unloading of customer vehicles within designated loading areas. Loading and unloading shall not obstruct a required DRIVEWAY, fire lane, PARKING SPACE or PUBLIC RIGHT-OF-WAY.

130.15.3.2.17.8. No storage unit shall be used for human habitation, retail sales, office use, the operation of a business, manufacturing, fabrication, assembly, repair, service work or any activity other than the storage of household and business goods.

130.15.3.2.17.9. The USE shall not include warehousing, bulk storage, commercial distribution, freight transfer, trucking operations, moving-company operations or outdoor contractor storage.

130.15.3.2.17.10. The storage of flammable, explosive, toxic or hazardous materials is prohibited, except for incidental quantities of ordinary household or business products lawfully stored and used in accordance with all applicable laws, codes and regulations.

130.15.3.2.17.11. All exterior lighting shall be shielded and directed downward.

130.15.3.2.17.12. All customer loading and access areas, mechanical equipment, refuse facilities and PARKING AREAS shall be landscaped, screened and buffered in accordance with the requirements otherwise applicable in the C2 ZONING DISTRICT and any additional conditions imposed as part of the CONDITIONAL USE approval.

VOLUME - EG-FLIGHT TO PR-GRADES		DATE: 07-08-26
CUT	FILL	NET
7,561 CU.YD.	24,503 CU.YD.	16,943 CU.YD. (FILL)

NOTE: THE EARTHWORK CALCULATIONS ABOVE ARE APPROXIMATE. THE VOLUME HAS BEEN CALCULATED BY COMPUTER USING A 3D COMPARISON OF THE PROPOSED GRADING SHOWN TO THE EXISTING GRADE. NOTE THAT THE CALCULATIONS DO NOT TAKE INTO ACCOUNT ANY SHRINKAGE OR SWELL FACTORS. ACTUAL VOLUMES SHALL BE DETERMINED BY CONTRACTOR.



GRAPHIC SCALE
(IN FEET)
1" INCH = 30' FEET

GEI
GEOTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS & GEOLOGISTS
4031 ALLPORT CUTOFF
MORRISDALE, PA 16858
PHONE: 814-342-7090
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EMAIL: INFO@GEOTECH-ENGINEERING.COM
WEB SITE: WWW.GEOTECH-ENGINEERING.COM

Project Name:

MACK INDUSTRIAL

PROPOSED
STORAGE FACILITY

Location:
Upper St. Clair Township
Allegheny County, PA

Owner:
Mack Industrial
11700 S. Military Trail #306
Village of Golf, FL 33436
Phone: 561-738-7576
www.mackindustrial.com

PENNSYLVANIA ACT 187 (1996) REQUIRES THREE WORKING DAYS NOTICE FOR EXCAVATORS WHO ARE ADJACENT TO OR PLAN TO EXCAVATE WITHIN 10 FEET OF AN UNDERGROUND FACILITY OWNED BY A MEMBER OF THE PENNSYLVANIA ONE CALL SYSTEM, INC. BEFORE YOU DIG, DRILL, BLAST, AUGER, REMOVE, GRADE, BACKHOE OR DEMOLISH ANYWHERE IN THE COMMONWEALTH.

811 STOP CALL BEFORE YOU DIG! 1-800-242-1776

Datum projection utilized:
NAD 83 PA South Zone and measured in U.S. Survey feet.

Rev.	Date	Description

Issue:	JULY 8, 2026
Project No:	1326
Scale:	1" = 30'
Drawn By:	MSK
Checked By:	JLS

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Sheet Title:

SKETCH
PLAN

Sheet Number:

1 Of 1