

The regular meeting of the Planning Commission of the Township of Upper St. Clair, duly advertised and posted in accordance with the law, was called to order by the Chairman at 7:30 PM, Thursday, September 17, 2020, in the Upper St. Clair Community & Recreation Center, located at 1551 Mayview Road, Upper St. Clair, PA 15241.

PRESENT: David Wade
Todd Burlingame
Jake Polochak
Kimberly Smith
Robin Weissert
David Sirota
Adam Benigni, Director of Planning and Community Development
Chris Cahillane, on behalf of the Township Attorney
Christina Phlegar, Planning & Zoning Assistant

ABSENT: Robert Stevenson

PUBLIC: Two (2)

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF AUGUST 20, 2020

On motion by Mr. Burlingame, seconded by Mr. Polochak, carried by a voice vote, 6-0, the minutes were approved for filing as written.

OLD BUSINESS

PLC20-0007 – FROSTY VALLEY – PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Mr. Benigni stated that the Planning Commission will need to make a motion to accept the applicant's request to table.

Mr. Wade asked if there were any further questions and/or comments from the audience. There being none, a motion was made.

MOTION: THAT the Planning Commission accept the applicant's request to table PLC20-0007 – Frosty Valley – Preliminary and Final Subdivision Approval to the October 15, 2020 Planning Commission meeting.

Motion by Mr. Burlingame seconded by Mr. Sirota, carried by unanimous voice vote, 6-0.

NEW BUSINESS

PLC20-0009 – BEDNER ESTATES – PRD – PHASE 4 – FINAL APPROVAL

Ms. Kimberly Gales-Dunn, J.R. Gales & Associates, Inc., on behalf of the applicant, presented the proposed plan for the final phase of the Bedner Estates Planned Residential Development. She further stated that Staff's comments had been received and the applicant had no issues addressing the comments.

Mr. Benigni stated that all lots facing Cook School Road will not be permitted to access Cook School Road, only Bedner Court. Ms. Gales clarified that was not the applicant's intent. Further discussion ensued.

Mr. Wade asked if there were any further questions and/or comments from the audience. There being none, a motion was made.

MOTION: THAT the Planning Commission recommend the Board of Commissioners grant approval for PLC20-0009 – Bedner Estates PRD Phase 4 – Final Approval subject to submission by Wednesday, September 23, 2020 of four (4) sets of revised plans and supplemental materials addressing the comments in the staff report dated September 16, 2020.

Motion by Mr. Burlingame, seconded by Mr. Polochak, carried by unanimous voice vote, 6-0.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:39 PM.

Respectfully submitted,

Christina Phlegar
Planning and Zoning Assistant