

**PLANNING COMMISSION MEETING MINUTES
OCTOBER 21, 2021**

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 7:33 PM, Thursday, October 21, 2021, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Jake Polochak
Robin Weissert
David Sirota
David Wade
Adam Benigni, Director of Planning and Community Development
Chris Cahillane, on behalf of the Township Attorney
Mike Galet, on behalf of the Township Engineer
Matthew Innes, Planning and Zoning Assistant
Callie Munch, Community Development Department Secretary

ABSENT: Robert Stevenson

PUBLIC: None

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF SEPTEMBER 16, 2021

On motion by Mr. Wade, seconded by Ms. Weissert, carried by a voice vote, 4-0, the minutes were approved for filing as written.

OLD BUSINESS

NONE

NEW BUSINESS

PLC21-0017 – CHICK-FIL-A RESTAURANT – UNIFIED CONDITIONAL USE/PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Mr. Polochak stated that the applicant for PLC21-0017 has requested the motion be tabled, Mr. Benigni explained that it is the wishes of the applicant to be tabled until the November Planning meeting.

MOTION: THAT the Planning Commission recommend tabling PLC-21-0017 – Chik-Fil-A Restaurant – Unified Conditional Use/Preliminary and Final Land Development Approval until the November 18, 2021 meeting.

Motion by Ms. Weissert, seconded by Mr. Wade, carried by unanimous voice vote, 4-0.

PLC21-0014 – MCLAUGHLIN RUN STORAGE – NONRESIDENTIAL – CONDITIONAL USE APPROVAL

Keith Andreyko, Integrity Designs, explained that the applicant would look to renovate the former fitness building into a self-storage facility. One of the modifications would be to add a second floor to the existing building. Exterior upgrades include improving an existing vestibule, adding additional windows and accessibility improvements. A window will be installed at the southwest corner of the

property. As the site is entirely asphalt paved, landscape barriers will be included at the south and west ends of the building, a visual of the landscape plan was presented to commission members, it was explained that due to the large easements on the property, they are limited to what can be improved. The storage facility will house approximately 266 storage units and will have 6 parking spaces, 2 loading zones. Plans include adding an elevator, an additional staircase along with the existing staircase and improving upon the entrance vestibule and ramp for accessibility.

A portion of masonry will be cut out at the southwest corner of the building and replaced with a glass opening, initially to install a window graphic but would be considered a sign as per the ordinance, this section would now be used as a window. Mr. Benigni inquired as to what would be seen from the outside looking into the window, Mr. Andreyko responded that the footprint will be adjusted to see the doors of the storage units and not the backside of a unit.

The existing light fixtures along the perimeter of the building would be replaced to bring them up to code.

Mr. Polochak asked if the member of the audience had any questions or concerns, all members stated they were involved with the project.

Mr. Benigni stated the applicant is requesting 3 modifications:

- 1.1. From Section 130.17.3.2.12.5 which required an attendant shall be present twenty-four (24) hours per day for security purposes – **The applicant has stated that all access points to the building will be monitored by electronic access control and security cameras.**
- 1.2. From Section 130.17.3.1.2.6. which requires properties with mini-warehouses to have a site size of at least two (2) acres. – **The subject property is approximately 1.095 acres, there is no opportunity to purchase additional property to meet the requirement.**
- 1.3. From Section 130.17.3.1.5.4. which limits mini-warehouses to a height of one (1) story which may not exceed fifteen (15) feet in total height. – **The applicant is creating a second floor within the existing building and would not be adding extra height.**

Mr. Benigni explained that after staff review, and recommends approval of the application along with a comment from the Township Traffic Engineer in regards to extending the landscaping across the front of the building along McLaughlin Run Road which would deter people from parking in that area. If any work needs to extend into the Right-of-Way, an HOP would need to be acquired from PennDOT. The lighting can be reviewed at the time of building permit.

Mr. Sirota inquired if the 6 parking spaces is within the Township Code, Mr. Andreyko confirmed that it meets the calculation of the use.

Mr. Benigni inquired on the size of the proposed elevator, which would not affect the application, but asked if it would be best to have a freight sized elevator for the purpose of moving large items.

Mr. Wade inquired about extending the landscaping along the front of the building as the façade is currently very plain, Mr. Andreyko replied that is something that would be considered.

MOTION: THAT the Planning Commission recommend the Board of Commissioners grant approval for PLC21-0014 – McLaughlin Run Storage – Non-Residential – Conditional Use Approval

Motion by Ms. Weissert, seconded by Mr. Sirota, carried by unanimous voice vote, 4-0.

OTHER BUSINESS

NONE

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:53 PM.

Respectfully submitted,

Callie Munch
Community Development Department Secretary