

**PLANNING COMMISSION MEETING MINUTES
AUGUST 19, 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, August 19, 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
Robert Stevenson
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

ABSENT: None

PUBLIC: None

ELECTION OF OFFICERS

Mr. Polochak requested nominations for Chairman. On motion by Mr. Wade, seconded by Mr. Sirota, Mr. Polochak was nominated and elected Chairman by unanimous voice vote, 5-0.

Mr. Polochak requested nominations for Vice Chairman. On motion by Mr. Wade, seconded by Mr. Polochak, Ms. Weissert was nominated and elected Vice Chairman by unanimous voice vote, 5-0.

Mr. Benigni requested nominations for Secretary. On motion by Mr. Wade, seconded by Mr. Stevenson, Mr. Sirota was nominated and elected Secretary by unanimous voice vote, 4-1.

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF FEBRUARY 18, 2021

On motion by Mr. Sirota, seconded by Mr. Wade, carried by a voice vote, 5-0, the minutes were approved for filing as written.

OLD BUSINESS

NONE

NEW BUSINESS

PLC21-0013 – PALMER BROS. SUBDIVISION – PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Mr. Polochak stated that the applicant was absent from the Planning Commission meeting. Mr. Cahillane stated that he had read the bylaws and knew of nothing in the Township Code or State law that required the applicant to be present at the meeting.

Mr. Benigni stated that beside a few minor comments, the proposed subdivision met all zoning requirements and that staff recommended that the Planning Commission recommend approval of the application to the Board of Commissioners.

Mr. Wade asked if the approval of this subdivision was an urgent matter. Mr. Benigni stated that due to the current status of the upcoming Consent Order, even if this application was approved, a building permit for a home could not be approved as the Township could not issue a permit for a sanitary sewer tap.

Mr. Benigni then contacted the applicant by phone and the applicant subsequently asked for the Planning Commission to table the application until the September 16, 2021.

MOTION: THAT the Planning Commission accept the applicant's request to table PLC21-0013 – Palmer Bros. Subdivision – Preliminary and Final Subdivision Approval to the September 16, 2021 Planning Commission meeting.

Motion by Mr. Wade seconded by Ms. Weissert, carried by unanimous voice vote, 5-0.

PLC21-0014 – MCLAUGHLIN RUN STORAGE – UNIFIED CONDITIONAL USE / PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Mr. Benigni stated that the applicant had submitted a request to table this application to the September 16, 2021 Planning Commission meeting in order to address the comments of the Township Engineer, Township Traffic Engineer and the staff.

MOTION: THAT the Planning Commission accept the applicant's request to table PLC21-0014 – McLaughlin Run Storage – Unified Conditional Use / Preliminary and Final Land Development Approval to the September 16, 2021 Planning Commission meeting.

Motion by Mr. Wade seconded by Mr. Stevenson, carried by unanimous voice vote, 5-0.

OTHER BUSINESS

NONE

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:45 PM.

Respectfully submitted,

Adam A. Benigni, AICP
Director of Planning & Community Development