

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 7:34 PM, Thursday, January 20, 2022, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Robin Weissert
David Sirota
David Wade
Yvonne Piecknick
Jeffrey Krantz
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: Jake Polochak, Robert Stevenson

PUBLIC: None

Mr. Benigni began the meeting by explaining that the agenda had to be amended as the first meeting of the year requires a reorganization of officers.

Mr. Benigni asked for a nomination for Planning Commission Chairman.

Mr. Wade nominated Mr. Polochak as Chairman, seconded by Ms. Piecknick. All in favor.

In Mr. Polochak's absence, Mr. Benigni then asked for a nomination for Planning Commission Vice Chairman.

Mr. Wade nominated Ms. Weissert as Vice Chairman, seconded by Mr. Sirota. All in favor.

Ms. Weissert asked for a nomination for Planning Commission Secretary.

Mr. Wade nominated Mr. Sirota as Secretary, seconded by Ms. Piecknick. All in favor.

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF DECEMBER 16, 2021.

On motion by Mr. Sirota, seconded by Mr. Wade, carried by a voice vote, 4 Yes, 0 No, 1 Abstain (Mr. Krantz), the minutes were approved for filing as written.

OLD BUSINESS

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

Tyler Prime approached the Planning Commission and presented an updated site plan. He explained that after the December meeting, he consulted with Mr. Benigni and removed some modification requests including removing the overnight deliveries and instead adding a loading zone. Mr. Prime added that the request for the canopy that encroaches the setback is still included in the application. Mr. Benigni

confirmed that the staff has recommended that the Planning Commission recommends approval to the Board of Commissioners subject to the comments in the staff report, traffic engineer's report and township engineer's report being met. Mr. Wade inquired about the updated canopy design, Mr. Prime explained that the structure is within the setback, only the awning overhead reaches past the setback minimally.

MOTION: THAT the Planning Commission recommends approving PLC-21-0017 – Chick-Fil-A Restaurant – Unified Conditional Use/Preliminary and Final Land Development Approval subject to satisfactory resolution of staff comments and engineers' comments.

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

NEW BUSINESS

PLC22-0001 – BOYCE ROAD RESIDENCES – PRD – TENTATIVE APPROVAL

Ms. Weissert explained that the applicant has requested the application be tabled, Mr. Benigni added that the applicant had requested to be tabled to address the comments of the engineers and staff. Mr. Wade asked if the property was zoned for a two-family residence, Mr. Benigni replied that it was zoned to allow for multi-family residences.

MOTION: THAT the Planning Commission recommends accepting the request to table PLC22-0001 – Boyce Road Residences – PRD – Tentative Approval until the February 17th, 2022 meeting.

Motion by Mr. Sirota, seconded by Mr. Wade, 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 7:47 PM.

Respectfully submitted,

Callie Munch
Community Development Department Secretary