

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 7:29 PM, Thursday, December 15, 2022, 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
Yvonne Piecknick
Jeffrey Krantz
Adam McGurk
Adam Benigni, Director of Planning and Community Development
Chris Cahillane, on behalf of the Township Attorney
Michael Galet, on behalf of the Township Engineer
Matthew Innes, Planning and Zoning Assistant
Callie Munch, Community Development Department Secretary

ABSENT: David Sirota, David Wade

PUBLIC: None

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF OCTOBER 20, 2022.

Mr. Krantz made a motion to correct the minutes, as he was absent for the October 2022 meeting but was incorrectly named as seconding a motion.

On motion by Ms. Weissert, seconded by Mr. Krantz, carried by a voice vote, 5 Yes, 0 No, 2 Absent, the minutes were approved to be amended to list the correct member in the motion.

On motion by Ms. Weissert, seconded by Ms. Piecknick, carried by a voice vote, 4 Yes, 0 No, 2 Absent, 1 Abstain, the minutes were approved for filing as amended.

OLD BUSINESS

None.

NEW BUSINESS

PLC22-0013 – Maggie's Farm Distillery – Nonresidential – Conditional Use

Mr. Tim Russell approached the Planning Commission members and went over the of the scope of the project and explained the current business model of Maggie's Farm Distillery.

Currently, the Strip District location houses both the production and sales of the product. He went on to explain the Pennsylvania laws regarding distilleries and what they are legally allowed to do on site. He said that the Pittsburgh location has been successful and that their best form of sales has been wholesale but that location does not have the capacity to produce the current demand.

Mr. Russell stated that he has received approval from the Board of Commissioners for the Unified Conditional Use/Preliminary and Final Land Development first brought to the Planning Commission in May of 2022, building permit approval from the Community Development office and is now seeking approval from Planning Commission to allow for on-site retail and a tasting room. He explained that the only changes that were made to the drawings is that the plans now show the tasting room.

Mr. Polochak then asked the Planning Commission members if they had any questions for the applicant.

Mr. Krantz asked if the applicant would retain the Strip District location, Mr. Russell replied that the production equipment would be removed from that location and the space would be used to add more occupancy for retail, the entirety of the production will now be done at the Upper St. Clair location.

Mr. McGurk inquired whether any solid waste will be produced and how would it be disposed, Mr. Russell explained that rum is made from sugar cane, which is completely dissolvable so there would be no remaining solids after production, he continued to describe the distilling process in greater detail.

Mr. McGurk asked whether the Upper St. Clair location would be able to host special events with the space and hours of operation. Currently, at the Strip District location, production employees work from 8:00 AM to 4:00 PM and then the retail sales begin at 4:00 PM during the week, on weekends the retail sales are from 12:00 PM to 10:00 PM.

Ms. Piecknick then asked if the production employees from the Pittsburgh location would be relocating, Mr. Russell replied that they would, that they would be hiring retail staff as well as more production staff if needed.

Mr. Benigni stated that staff has recommended approval but that due to the timing of legal deadlines, the first hearing will not be held until February 6th, 2023 and the Township would need Mr. Russell to agree to a time extension, Mr. Russell agreed.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval with a time extension for PLC22-0013 – Maggie’s Farm Distillery – Nonresidential – Conditional Use

Motion by Ms. Weissert, seconded by Mr. Krantz, carried by unanimous voice vote, 5 Yes, 0 No, 2 Absent. Motion Carries.

PLC22-1302 – Zoning Text Amendment to Chapter 130 of the Township Code entitled “Zoning” to add standards and criteria for short term rentals

Mr. Benigni stated there had not been enough time to prepare anything for this item and asked that the Planning Commission table until the January 19th, 2023 meeting.

MOTION: THAT the Planning Commission accepts the request to table PLC22-1302 - Zoning Text Amendment to Chapter 130 of the Township Code entitled “Zoning” to add standards and criteria for short term rentals until the January 19, 2023 meeting.

Motion by Ms. Piecknick, seconded by Ms. Weissert, carried by unanimous voice vote, 5 Yes, 0 No, 2 Absent.

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