

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 7:31 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: Jake Polochak
Robin Weissert
David Sirota
David Wade
Yvonne Piecknick
Jeffrey Krantz
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, Adam Benigni

PUBLIC: None

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

On motion by Mr. Wade, seconded by Ms. Weissert, carried by a voice vote, 6 Yes, 0 No, the minutes were approved for filing as written.

OLD BUSINESS

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

Lenny White, Engineer from KU Resources, began by explaining the property and the layout of the proposed two-family dwelling. Mr. White then started to review the requested modifications:

1. Wall Height – The code allows for walls up to 6 feet tall, the applicant requests modification to allow walls between 10 and 11 feet tall due to the parking on the bottom level is in the hillside and with the steepness of the driveway it limits where cars can be parked. Additional walls are needed to provide egress to all levels of the building.
2. PRD Site Size – The code requires 4 acres, the applicant explained that most PRDs involve public improvements, building public roads for multiple lots but this project involves only a single lot and public improvements aren't needed.
3. Swimming Pool Setback – The code requires a 50-foot setback, the applicant explained that the back line of the building is the setback line and there is not any useable yard to build anything due to the size of the lot.
4. Patio Setback – The code requires a 50-foot side yard setback and allows patios to encroach no more than 6 feet into a required side yard setback area, the applicant explained that like the pool modification, they request a modification due to the lack of usable building area on the lot
5. Sidewalk – The code requires pedestrian walkways must be included in each Planned Residential Development, the applicant requests to donate to the township in lieu of installing sidewalks as there are not sidewalks on either side of Boyce Road.

6. Steep Slopes – The code prohibits grading on any steep slope that exceeds 40%, the applicant explained why this modification is necessary for the project and that the owners will do planting on the hillside.

Stormwater Management – A bioretention area on the right side of the driveway that will tie into system on Boyce Road. Being that Boyce Road is a state road, the applicant will apply for a HOP permit for the utilities and driveway.

Mr. Wade inquired whether there would be one deed for the entire property or one deed per unit, Mr. White explained that it would be one deed. Justin Cipriani, Cipriani Studios, approached and explained that the property owners are building the dwelling for family members.

Mr. Wade then asked about an issue between the property owner and neighbor about a lot line that both parties are claiming. Mr. White said they would be looking into that with the owner.

Discussion was held regarding how the architectural and land development plans do not match as well as the grading encroaching the neighboring property (Friendship Village), the applicants explained that the owners are in touch with Friendship Village but there is not currently a written agreement.

Ms. Weissert asked about the pool setback modification request and it was discussed whether there were any possible alternatives to the location or size. Mr. Cipriani explained that due to the size and landscaping of the lot, it is the only viable location and would still encroach setbacks if moved. Mr. Sirota continued the discussion by asking about the patio setback modification, the applicants clarified that the patio would be on grade adjacent to the pool causing the need for an additional setback modification.

Discussion was held regarding the next steps and the applicants requested to table their application.

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

Motion by Mr. Wade, seconded by Mr. Sirota, carried by unanimous voice vote, 6 Yes, 0 No.

NEW BUSINESS

NONE

OTHER BUSINESS

NONE

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:06 PM.

Respectfully submitted,

Callie Munch
Community Development Department Secretary