

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 7:37 PM, Thursday, March 17, 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

David Sirota

David Wade

Yvonne Piecknick

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, Robin Weissert, Jeffrey Krantz

PUBLIC: None

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF FEBRUARY 17, 2022.

On motion by Mr. Wade, seconded by Mr. Sirota, carried by a voice vote, 4 Yes, 0 No, 3 Absent, the minutes were approved for filing as written.

OLD BUSINESS

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

Mr. Benigni stated that the applicants have requested to table their application until the April 21st, 2022 meeting.

MOTION: THAT the Planning Commission recommends accepting the applicant's request to table PLC22-0001 – Boyce Road Residences – PRD – Tentative Approval until the April 21st, 2022 meeting.

Motion by Mr. Wade, seconded by Ms. Piecknick, carried by unanimous voice vote, 4 Yes, 0 No, 3 Absent.

NEW BUSINESS

PLC22-0002 - WAFFLES INCAFFEINATED - CONDITIONAL USE

Mr. Greg Sheffer from 3E Engineering approached the Planning Commission and explained the purpose of the application was to receive a conditional use approval to allow outdoor dining on the sidewalk of Waffles Incaffeinated located at 155 McMurray Road. Mr. Sheffer stated that they received comments on the original plans and have since submitted updated plans for the meeting.

Mr. Benigni added that all of the staff comments were addressed in the updated plans, additionally the square footage of outdoor dining requested has decreased from 276 square feet to 169 square feet and will still have 9 more parking spaces than required for the site. Mr. Benigni then stated that he recommends approval.

Discussion was held regarding the vacant unit that is attached to the building and it's possible future uses.

Mr. Wade inquired about the code requirement stating that outdoor dining must be at least 100 feet from the nearest residential lot. Mr. Benigni explained why he believed this would not be an issue.

Ms. Piecknick asked about the width of the sidewalk and the size of the tables and chairs, Mr. Sheffer replied with the details.

Discussions were held about the layout of the building, the vacant tenant space and adding sidewalks along McMurray Road in the future.

Ms. Piecknick asked if there was a tentative date for the restaurant to open, Mr. Sheffer stated that he believes it will be ready in about 4 months' time.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC-22-0002 – Waffles Incaffeinated – Conditional Use.

Motion by Ms. Piecknick, seconded by Mr. Wade, carried by unanimous voice vote, 4 Yes, 0 No, 3 Absent.

OTHER BUSINESS

NONE

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:57 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary