

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, May 19, 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 Wade
Jeffrey Krantz
Adam Benigni, Director of Planning and Community Development
Chris Cahillane, on behalf of the Township Attorney
Jennifer Slagle, on behalf of the Township Engineer
Matthew Innes, Planning and Zoning Assistant
Callie Munch, Community Development Department Secretary
ABSENT: Robert Stevenson, David Sirota, Yvonne Piecknick
PUBLIC: None

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF APRIL 21, 2022.

On motion by Mr. Krantz, seconded by Mr. Wade, 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 June 16, 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 June 16, 2022 meeting.

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

NEW BUSINESS

PLC22-0005 – MAGGIE'S FARM DISTILLERY – UNIFIED CONDITIONAL USE/PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Rick Sabeh introduced himself to the Planning Commission as the architect for the project as well as Tim Russell, a member of Allegheny Distilling and is acquiring the property under 5372 Enterprise Group LLC.

Mr. Sabeh explained that the main function of the building at 1287 McLaughlin Run Road would be the distillery and that all distilling operations would be moved there from the Strip District location. He

continued by going over the layout of the two-story building, explaining that the main floor would be where the distilling operations are and that the second floor would be for product storage and in the future a tasting room/restaurant and retail.

Mr. Sabeh then explained that the calculation that was completed for the amount of parking spaces needed came to 36 spaces. The applicant has proposed to construct 18 parking spaces in the front and side of the building in addition to the 18 spaces that are currently located in the rear of the building, giving a total of the 36 spaces required. They then explained that the distilling operation hours and restaurant/tasting room hours would not overlap and parking should not be an issue.

Mr. Wade asked that it be put on record with both Mr. Sabeh and Mr. Russell that the application being approved at the meeting that evening would be only for the distillery manufacturing and not for the restaurant, retail sales and tasting room. They agreed and stated that they would return with a new application after the text amendment is finalized.

Discussion was held about the future restaurant, parking space requirements, moving all distillery operations to the Upper St. Clair location and the zoning text amendment.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC22-0005 – Maggie’s Farm Distillery – Unified Conditional Use/Preliminary and Final Land Development Approval.

Motion by Mr. Wade, seconded by Ms. Weissert, 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 7:49 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary