

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 7:36 PM, Thursday, August 18, 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
Yvonne Piecknick
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
Callie Munch, Community Development Department Secretary
ABSENT: David Wade
PUBLIC: None

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF MAY 19, 2022.

On motion by Mr. Krantz, seconded by Ms. Weissert, carried by a voice vote, 5 Yes, 0 No, 1 Absent, the minutes were approved for filing as written.

OLD BUSINESS

PLC22-0007 – Southwood Hospital – Planned Development – Nonresidential – Tentative Approval

Mr. Roger Hartung of IKM Architecture introduced himself and Kim Lira of Southwood Hospital. Ms. Lira then gave a history and purpose of the facility, explaining the need for the expansion that will add 108 beds. She then informed the commission that the hospital's parent company has committed the funds and that Mr. Hartung and Mr. Dana Klann, from CEC, have worked hard to make the design work in the location the hospital has to work with.

Mr. Hartung presented drawings showing the location of both the current and proposed buildings, the floodplain location and zoning setbacks. He explained that they have worked with Randy Hindman, Township Building Inspector, to make sure they have complied with the IBC. He then stated that the proposed building will not be an expansion but its own standalone building. The proposed building will

have three stories, each floor will hold a 16-bed unit and a 20-bed unit. The zoning map provided shows that the primary building and the mechanical building will not encroach any setbacks.

Mr. Klann, Civil Engineer from CEC, Inc., presented the existing conditions plan that shows the property as it is now. He then explained that the intent of their site design was to avoid impacts to the wetland and presented the proposed site plan that was submitted to the Planning Commission. The site plan includes a U-shaped access road, available from Boyce Plaza Road, that would give access to patient drop off, ADA parking, loading, dumpsters and mechanical equipment. Mr. Klann then presented the parking expansion and the fire lane that was added to the plan after meeting with the township. Mr. Klann then presented both the grading and stormwater plans as well as the proposed retaining wall, landscaping plan, parking lot and explained the fire lane in more detail.

Mr. Hartung explained that the applicants were looking to table the application to work on outstanding issues and meet again with Township employees.

Ms. Lira approached the Planning Commission members and spoke about the importance of mental healthcare especially after the COVID-19 pandemic.

MOTION: THAT the Planning Commission recommends accepting the applicant's request to table PLC22-0007 – Southwood Hospital – Planned Development – Nonresidential – Tentative Approval until the September 15, 2022 meeting.

Motion by Ms. Weissert, seconded by Mr. Krantz, carried by unanimous voice vote, 5 Yes, 0 No, 1 Absent.

PLC22-0010 – Waffles Incaffeinated – Unified Conditional Use/Preliminary and Final Land Development Approval

Mr. Greg Sheffer of 3E Engineering approached the Planning Commission members to request approval to install a walk-in freezer at their upcoming restaurant at 155 McMurray Road. Mr. Sheffer explained that the Engineer's comments regarding the buffer zone, easements and parking spaces were addressed in the revised plans and that screening will be installed as per the Township's recommendation.

Mr. Benigni stated that staff has recommended approval, subject to the screening being installed which the applicant has agreed to.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC22-0010 – Waffles Incaffeinated – Unified Conditional Use/Preliminary and Final Land Development Approval

Motion by Mr. Krantz, seconded by Mr. Sirota, carried by unanimous voice vote, 5 Yes, 0 No, 1 Absent.

*** Old Business item (PLC22-1301) was addressed after New Business items were complete***

NEW BUSINESS

PLC22-0009 – Frosty Valley Clubhouse – Planned Development – Nonresidential – Amended Tentative and Final Approval

Mr. Kirill Fafrovitch introduced himself and passed around copies of his business plan and marketing materials to the Planning Commission members. He then explained his hopes and goals for the property including office space and making it a place for community members to get together.

Ms. Kim Gales, Civil Engineer for the project, presented the site plan for the project located off Hidden Valley Drive, the plan shows the existing clubhouse and maintenance buildings. The expansion will extend Hidden Valley Drive and installing a cul-de-sac as well as an additional 22 parking spots at the end of the existing parking lot. Ms. Gales included that there will be a stormwater management plan for the additional pavement.

Ms. Gales explained that a few years ago Mr. Denardo had recorded the subdivision and it is currently 3 lots, but the cul-de-sac had not been built. She then stated they had received Gateway's comments and are requesting 3 modifications: 1. The horizontal curve for the driveway, 2. Required sidewalks, 3. Minimum parking spots not met. After reviewing Trans Associates review, she believes the proposed parking should be sufficient.

Responding to Gateway's comments, Ms. Gales stated that she had added the entire length of Hidden Valley Drive to Boyce Road on the plan, revised a slope area, revised clauses, revised parking chart and added perimeter setbacks. She added that they would extend the existing sidewalk to the new sidewalk and that a cross-parking easement agreement would be made between the entities. The Engineer's comments regarding the stormwater management plan were also corrected.

Mr. Benigni asked who would be responsible for the construction of the cul-de-sac as it will be expensive and must be completed before the Township will approve any permits. He continued explaining there is some confusion of the ownership of the right-of-way as portions are owned by multiple entities, one of which gave a performance security and never began the project. An additional performance security may need to be submitted to cover the remaining cost of the cul-de-sac construction.

Mr. Krantz stated that not meeting the minimum parking spots should be more of a concern if the goal of the clubhouse is to have people use it as a meeting place and eventually have a cigar bar and restaurant. Ms. Gales explained that if they could add additional parking, they would but they don't have any more available land to work with.

Discussion was held regarding the next steps moving forward in the planning process.

MOTION: THAT the Planning Commission recommends accepting the applicant's request to table PLC22-0009 – Frosty Valley Clubhouse – Planned Development – Nonresidential – Amended Tentative and Final Approval until the September 15, 2022 meeting.

Motion by Mr. Krantz, seconded by Ms. Weissert, carried by unanimous voice vote, 5 Yes, 0 No, 1 Absent.

PLC22-0012 – Boyce Road Residences – Planned Development – Tentative Approval

Mr. Lenny White, of KU Resources, introduced himself and explained the scope of the project. Mr. White introduced Rodney and Tammy Ardolino who would like to demolish the current home on their property and build a 2-unit home. He then informed Mr. Benigni that he received the signed agreement from Friendship Village to allow grading on their property for the project. Mr. Benigni explained that the modification request for grading must be included in the application. Mr. White then listed and explained the modifications being requested, including: 1. Retaining wall height, 2. Steep slopes (sight distance), 3. Site size for PRD, 4. Proposed pool encroaching setback, 5. Proposed patio encroaching setback and 6. Relief from pedestrian sidewalk requirement.

Mr. Krantz inquired whether alterations to the site plan were considered as opposed to seeking the modifications, Mr. White replied that there are no alternatives due to layout of the property.

Ms. Weissert then asked about the need for the pool and patio, Mrs. Ardolino approached to explain, stating that she cares for family members that would use the pool for hydrotherapy.

Mr. Benigni suggested that a 3D rendering of the project may be helpful for the planning commission that shows the reason requested modification. He then explained that applying for PRD would allow for a multi-family housing unit in an R-1 Zoning District but that it also comes with conditions (i.e., 50' rear and side yard setbacks, minimum lot size).

Discussion was held regarding the signed agreement with Friendship Village and members of the Planning Commission clarified what they would like to see the with the application and site plan moving forward.

Mr. White then expressed that he and the applicants would like to table the application until the September meeting.

MOTION: THAT the Planning Commission recommends accepting the applicant's request to table PLC22-0012 – Boyce Road Residences – Planned Development – Tentative Approval until the September 15, 2022 meeting.

Motion by Ms. Piecknick, seconded by Ms. Weissert, carried by unanimous voice vote, 5 Yes, 0 No, 1 Absent.

OLD BUSINESS

PLC22-1301 – Zoning Text Amendment to Chapter 130 of the Township Code Entitled “Zoning” to add standards and criteria for distilleries and breweries in the RM – Restricted Light Industrial District and to add landscaping requirements for private recreational structures in the R1 – Single Family Residential District

Mr. Benigni began by reminding the Planning Commission of item PLC22-0005 - Maggie’s Farm Distillery located on McLaughlin Run Road that was recommended by the Planning Commission and in the process of approval with the Board of Commissioners.

During the application process, it was noted that breweries and distilleries were not included in the code as conditional uses in the RM zoning district, the Township is proposing to amend Chapter 130 of the Township code to add standards and criteria for distilleries and breweries. This would include permitting Breweries and Distilleries to contain a taproom or tasting room with limited food service and/or retail use as an accessory use provided that the combined floor area does not exceed 10% of the floor area. In addition, it is proposed to include that the manufacturing of malted beverages or distilled spirits will not occur during the hours of operation of the taproom/tasting room.

Mr. Benigni described where the amendment will be included into the existing code.

Discussion was held about the possibility of a future winery and whether it would be included in this text amendment.

Mr. Benigni explained the next steps in the process after the commission’s recommendation.

A short discussion was held about the additional text amendment proposing to require landscape screening for private recreational structures in an R1 – Single Family District.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC22-1301 – Zoning Text Amendment to Chapter 130 of the Township Code Entitled “Zoning” to add standards and criteria for distilleries and breweries in the RM – Restricted Light Industrial District and to add landscaping requirements for private recreational structures in the R1 – Single Family Residential District

Motion by Ms. Weissert, seconded by Mr. Krantz, carried by unanimous voice vote, 5 Yes, 0 No, 1 Absent.

OTHER BUSINESS

NONE

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 9:01 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary