

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 7:33 PM, Thursday, January 19, 2023, 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
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: None

PUBLIC: Kim Lira, Jason Hindes, Dana Klann and Roger Hartung for Southwood Hospital
Ryan Wotus, attorney for RIT McMurray LLC (Rezoning)

ELECTION OF OFFICERS

Mr. Benigni began the meeting by asking the Planning Commission for motions to elect a new Chairperson and he then explained that once the new chairperson was elected, the new Chairperson would then continue the meeting to elect a Vice Chairperson and Secretary.

On motion by Mr. Wade, seconded by Mr. Polochak, carried by a voice vote of 6 Yes, 0 No, 0 Absent, 1 Abstain, Robin Weissert was elected Chairperson of the Planning Commission.

Ms. Weissert then asked for a motion to elect a new Vice-Chairperson.

On motion by Mr. Wade, seconded by Mr. Polochak, carried by a voice vote of 6 Yes, 0 No, 0 Absent, 1 Abstain, David Sirota was elected Vice-Chairperson of the Planning Commission.

Ms. Weissert then asked for a motion to elect a new Secretary.

On motion by Mr. Wade, seconded by Mr. Sirota, carried by a voice vote of 6 Yes, 0 No, 0 Absent, 1 Abstain, Yvonne Piecknick was elected Secretary of the Planning Commission.

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF DECEMBER 15, 2022

On motion by Mr. Krantz, seconded by Ms. Piecknick, carried by a voice vote, 5 Yes, 0 No, 0 Absent, 2 Abstain, the minutes were approved for filing as written.

OLD BUSINESS

None.

NEW BUSINESS

PLC23-0001 – SOUTHWOOD HOSPITAL – NONRESIDENTIAL PLANNED DEVELOPMENT - FINAL APPROVAL

Mr. Jason Hindes approached the podium and gave a detailed summary of the project and asked if anyone had any questions.

Mr. Krantz asked if the applicant was aware of the comments from the review letter from Gateway, Mr. Hindes stated that they were aware and did not have issues with the comments.

Mr. Benigni added that staff has recommended approval subject to addressing the comments from Gateway Engineers.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC23-0001 – Southwood Hospital – Final Approval subject to satisfactory resolution to staff and engineer comments.

Motion by Mr. Wade, seconded by Mr. Krantz, carried by unanimous voice vote, 7 Yes, 0 No, 0 Absent. Motion Carries.

PLC23-1301 – ZONING MAP AMENDMENT FOR REZONING BLOCK/LOT NO. 668-L-116 AND PORTIONS OF BLOCK/LOT NOS. 668-G-200, 668-H-200 AND 668-H-200-1 FROM R1 SINGLE FAMILY RESIDENTIAL DISTRICT AND R2 SUBURBAN RESIDENTIAL DISTRICT TO R4 LOW-RISE MULTIFAMILY DISTRICT.

Ryan Wotus, attorney at Goldberg Kamen & Garvin representing the applicant, (RIT McMurray LLC) introduced himself to the members of the Planning Commission. Mr. Wotus explained that his client is

requesting to rezone one entire parcel and two portions of two other parcels of property within the Township. He continued by stating that he had submitted a packet of information which included an overall survey of the project that showed a municipal boundary line that separates a parcel that is located in both Upper St. Clair and Bethel Park. Two of the parcels are currently zoned R-2 and the lower parcel is zoned R-1, the goal is to rezone the parcels to be an R-4 Low-Rise Multifamily District but the northern parcel will remain an R-2. The area to be rezoned is about 12.5 acres of land. The property on the far side is in a Regional Commercial Zoning District.

Mr. Wotus stated that the application was filed in review of the 2015-2025 Comprehensive Plan that is currently in effect. He continued by explaining that there were provisions in the Comprehensive Plan that are important to note: 1. The Future Land Use map identifies that the land to be rezoned must stay residential, 2. The goals are to provide different, diversified types of housing, 3. The rise of the maturing population will cause a need for senior housing services.

Currently, there is not a land development plan for defined use for the property but an R-4 zoning district does allow for additional uses that aren't available in an R-1, such as personal care homes, long-term assisted living facilities but also provides for single-family dwellings.

Mr. Sirota inquired whether the owners of the neighboring residential properties were notified of potential changes to the area, Mr. Wotus replied that they had been through the rezoning on the Bethel Park side and was finalized in May 2022, during that process they had spoken with many residents., additionally, residents of Southridge Drive were notified as well.

Discussion was held about the Bethel Park side of the land.

Mr. Krantz inquired about the possibility of developing an assisted living/personal care facility along with homes, he asked whether the homes would be independent living, assisted living or something different. Mr. Wotus replied that he can't speak with certainty what the plans are but that it could possibly include single-family homes as well. Mr. Krantz continued by asking if RIT had initiated the process to receive a license for an assisted living facility, Mr. Wotus explained that that would be handled by another developer as RIT does not develop those types of uses but that it has been discussed. Discussion was held in regard to both the permitted and conditional uses in the R-4 zoning district and what is considered a public utility use.

Mr. Krantz inquired about the roads surrounding the development, Mr. Wotus replied that PennDot would require the applicant to make improvements to South Park Road and McMurray Road and that there may be a separate access off of McMurray Road depending on whether they receive approval by PennDot and/or the Township.

Mr. McGurk then asked about site access as it relates to both residential and commercial uses sharing the same accessways, Mr. Wotus replied that there are no plans to connect to Southridge but would be open to speaking to both Townships to receive their opinions on connecting roads. Further discussion was held.

Mr. Krantz asked how this would affect the timeline of the project if the motion was tabled, Mr. Wotus answered that they would like to move the process along but they understand that it is subject to the Planning Commission's recommendation.

Mr. Wade inquired if there had been any concerns voiced by the residents of Southridge Drive, Mr. Benigni replied that he had met with a couple who lives to south of the land, the couple had also reached out to the developer.

Mr. Krantz asked if it had been researched as to whether there was a need for more senior living facilities in the area, Mr. Wotus replied that an analysis would have been done to determine a need, Mr. Benigni added that he has spoken to a few operators over the past few years that have stated that there is a need for more of these types of facilities.

Mr. Krantz and Mr. Wade both explained that they had some reservations moving forward after just one meeting. Mr. Krantz asked if holding a public meeting before the next planning commission meeting would be appropriate, Mr. Benigni replied that staff could send out a letter to the nearby residents before the next meeting to receive any feedback. Mr. Wade inquired whether residents of Willowbrook Road could also receive the letter.

At this time, Chairwoman Weissert asked if there was a motion.

MOTION: THAT the Planning Commission accepts the request to table PLC23-1301 - Zoning Map Amendment – The Strand at McMurray until the February 16, 2023 meeting.

Motion by Mr. Krantz, seconded by Mr. Wade, carried by unanimous voice vote, 7 Yes, 0 No, 0 Absent.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:09 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary