

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, October 19, 2023, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Robin Weissert
David Sirota
Yvonne Piecknick
David Wade
Jake Polochak
Jeffrey Krantz
Adam McGurk
Adam Benigni, Director of Planning and Community Development
Chris Cahillane, on behalf of the Township Attorney
Craig Jubic, on behalf of the Township Engineer
Callie Munch, Community Development Department Secretary

ABSENT: None

PUBLIC: 15 Attendees

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF SEPTEMBER 21, 2023.

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.

OLD BUSINESS

PLC23-1303 – ZONING TEXT AMENDMENT TO CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED “ZONING” TO ADD STANDARDS AND CRITERIA FOR MINI-WAREHOUSES IN THE RM DISTRICT RESTRICTED LIGHT INDUSTRIAL DISTRICT

Kevin McKeegan, representing the applicant, presented the history of the application and the adjustments that were made since the previous meeting. Mr. Sirota suggested making an adjustment to the wording of Section 130.17.3.2.12.5 for the purpose of clarification of the meaning.

MOTION: THAT the Planning Commission recommends that the Board of Commissioners approve PLC23-1303 – Zoning Text Amendment to Chapter 130 of the Township Code entitled "Zoning" to add standards and criteria for Mini-Warehouses in the RM – Restricted Light Industrial District subject to language change discussed in the meeting.

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

PLC23-0009 – ST. CLAIR COUNTRY CLUB GOLF BUILDING – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT

Kevin Cane, representing the applicant, introduced the application and his associates. Jimmy Leonord proceeded to give an overview of the site and a description of the proposed architectural work. Kim Gales then gave a description of the civil engineering plans, as well as a further explanation of the site configuration. Ms. Gales then discussed the stormwater plans and addressed the previous comment letter from Township Engineer's. Mr. Krantz then asked a question in relation to ADA parking spots. Ms. Gales stated that there were four spots on the site. Mr. McGurk asked a question in relation to parking plans for the application. Jimmy Lenord discussed the expansion of the current parking lot and identified that the applicant had planned to create additional parking in Fall 2024 or Spring 2025. Mr. Bengini added an additional comment in regard to the driving range on the property and its reconfiguration. He added that this project would be heard in front of the Planning Commission at a future date. Further parking and stormwater clarification discussion followed.

MOTION: THAT the Planning Commission recommends that the Board of Commissioners approve PLC23-0009 – St. Clair Country Club Golf Building – Unified Conditional Use Preliminary and Final Land Development.

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

NEW BUSINESS

**PLC23-0011 – BRENDAN BROWN SUBDIVISION PLAN – PRELIMINARY/FINAL
SUBDIVISION APPROVAL**

Kim Gales, representing the applicant, gave a description of the site location and its location to two dead-end streets. She discussed that this application was for a subdivision, with the applicant's intention to build a single-family home. Additionally, a right-of-way was to be dedicated to the Township on the property. Mr. Wade asked a question regarding the size of Lot 2, in which Brendan Brown gave the dimensions of the Lot. Mr. Benigni noted that the lot fits the size requirements within the Township's code.

MOTION: THAT the Planning Commission recommends that the Board of Commissioners approve PLC23-0011 – Brendan Brown Subdivision Plan – Preliminary/Final Subdivision Approval.

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

PLC23-0010 – MORTON FIELDS COMPLEX – SITE PLAN APPROVAL

Michael Galet, Gateway Engineers, presented the history of the master planning of the renovation of the existing Morton Fields Complex. He noted that the site currently has geotechnical, stormwater, and ADA compliancy issues currently. Additionally, Mr. Galet gave a description of the proposed changes to the site, and their purposes. Ms. Weissert asked a question about how this project would affect the trees surrounding the existing trails. Mr. Galet responded by stating that the plans show a focus on clearing the lowest number of trees as possible. Mr. McGurk asked about the configuration discussions of the baseball fields and potential issues with their location to the sun. Mr. Galet and Mr. Bengini addressed these concerns.

Maria Friedman asked a question about the site access and the possibility of speed bumps on Morton. Mr. Bengini and Mr. Galet responded that there would be no additional use to the facility and the process for traffic calming within the Township. Another member of the public asked questions in regard to the purpose of the site. Mr. Benigni gave an explanation for the purpose of safety upgrades to the site. Discussion ensued about drainage issues within the site, cost of the project, and public involvement. Joe Krolczyk, a member of the Upper St. Clair of the athletic association, noted that the athletic association has given its input into the planning of this project, and the benefits of upgrading the

facility to a turf facility for the extension of its use every year. Discussion followed in regard to the ongoing adjustments to the fencing that will occur in the future planning of the project. Maria Friedman asked a question about the project schedule. Mr. Galet stated that the project would be bid out in January.

MOTION: THAT the Planning Commission recommends that the Board of Commissioners approve PLC23-0010 – Morton Fields Complex – Site Plan Approval subject to satisfactory resolution of comments

Motion by Ms. Piecknick, seconded by Mr. Sirota, carried by unanimous voice vote, 7 Yes, 0 No, 0 Absent. Motion Carries.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, it was moved, seconded, and carried unanimously that the meeting be adjourned at approximately 8:41 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary