

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 7:30 PM, Thursday, December 21, 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

Chris Cahillane, on behalf of the Township Attorney

Craig Jubic, on behalf of the Township Engineer

Matthew Innes, Planning and Zoning Assistant

Callie Munch, Community Development Department Secretary

ABSENT: Adam Benigni, Director of Planning and Community Development

PUBLIC: Two attendees

CONSIDERATION OF THE MINUTES OF THE SPECIAL MEETING OF NOVEMBER 13, 2023 AND REGULAR MEETING OF NOVEMBER 16, 2023

On motion by Mr. Sirota, seconded by Mr. Wade, carried by a voice vote, 6 Yes, 0 No, 0 Absent, 1 Abstain, the minutes of November 13, 2023 and November 16, 2023 were approved for filing.

OLD BUSINESS

None.

NEW BUSINESS

**PLC23-0012 – MCMURRAY ROAD SUBDIVISION PLAN – PRELIMINARY/FINAL
SUBDIVISION APPROVAL**

Lucas Gaydos of Red Swing Group introduced himself to the Planning Commission and explained that they prepared the survey for the applicant.

Mr. Polochak asked if the neighboring properties had received notices to make them aware of the application to subdivide the lot, Mr. Gaydos stated that he is unaware if that was done.

Mr. Krantz explained that he had asked the staff about notifications and was told it was not necessary.

Ms. Piecknick inquired if there was an idea of when the lots would be built on, Mr. Gaydos stated he was unsure but that their client would like to subdivide and sell the lots individually.

Mr. McGurk verified that the applicant (Flash Point Partners, a real estate development company) will not be building on the lots, Mr. Gaydos replied that from his company's history with the client, they appear to sell the lots individually.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC23-0012 – McMurray Road Subdivision Plan – Preliminary/Final Subdivision Approval.

Motion by Mr. Krantz, seconded by Mr. Wade, 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 7:35 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary