

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, June 15, 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

David Wade

Yvonne Piecknick

Adam McGurk

John Hosa, 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: Jake Polochak, Jeffrey Krantz, Adam Benigni

PUBLIC: 6 residents as per the attendance log

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF APRIL 20th, 2023.

On motion by Mr. Wade, seconded by Mr. McGurk, carried by a voice vote, 3 Yes, 0 No, 2 Absent, 2 Abstain, the minutes were approved for filing.

OLD BUSINESS

None.

NEW BUSINESS

PLC23-0005 – KRISTEN MERCK PHOTOGRAPHY – CONDITIONAL USE APPROVAL

Kristen Merck, owner of Kristen Merck Photography, introduced herself to the Planning Commission members and explained her studio had been in the Frosty Valley Clubhouse for the last four years and is looking to build out a new space in Boyce Plaza.

Ms. Merck then gave a background of her experience and presented a slideshow showing her current studio and the proposed design and site plan for the new studio. She added that she would be in the same area and zoning district as her current studio.

Mr. Wade inquired whether Ms. Merck or her engineer had seen the comments from Gateway Engineers, Mr. Innes explained that the comments were minor and were sent to Oxford Development.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC23-0005 – Kristen Merck Photography – Conditional Use Approval subject to satisfactory resolution of the outstanding comments.

Motion by Mr. Wade, seconded by Ms. Piecknick, carried by unanimous voice vote, 5 Yes, 0 No, 2 Absent. Motion Carries.

PLC23-0004 – Vibe Salon – Unified Conditional Use/Preliminary and Final Land Development Approval

Taylor Rebisa , owner of Vibe Salon, introduced herself to the Planning Commission members gave a background of her experience and explained that they need more space as she currently has ten employees and only three chairs. The proposed location 85 McMurray Road which would double their current square footage. Ms. Rebisa presented photos of her current building and space along with photos of the proposed new space.

Ms. Weissert inquired whether Ms. Rebisa had seen the comments from Gateway Engineers, Jim Rebisa approached and stated that he has been in touch with Gateway Engineers and has worked with Sheffler & Company, Inc. for the Stormwater Management. He added that he responded to several comments from the engineers but that some comments have not been addressed yet including replacing a retaining wall with a versa-lok wall. He continued by stating that eventually a 5' wide, 120' long sidewalk will be installed along McMurray Road. Ms. Weissert inquired when the sidewalk would be installed, Mr. Rebisa replied that it would be completed in about a year.

Mr. Wade asked if the Township was agreeable to the project being completed in phases, Mr. Innes stated that they would as long as the sidewalk is shown on the plans to be completed. Mr. Wade then asked if there was to be a bond issue, Mr. Rebisa stated that it's something he still needs to complete, adding that T.A. Robinson will be doing a \$33,000 paving project for the parking lot. Discussion was held regarding the bonding issue.

Ms. Piecknick stated that the property was previously a gas station/garage and asked if they were any issues with the soil, Mr. Rebisa replied that he had an environmental study done and that all the tanks were removed in May of 2008.

Mr. Sirota then asked about the landscaping plan to which Mr. Rebisa explained his plans for the landscaping surrounding the property. Mr. Innes explained that in the code, it's required to have a fifteen-foot buffer space between a commercial and residential property so a natural buffer, such as trees, could be planted to provide that. Mr. Rebisa stated that there are existing trees in that space, Mr. Innes asked that the trees be shown on the plan.

Discussion was held regarding the need for loading berths.

Brian Schill, 102 Wiltshire Drive, stated that he was excited to see that site cleaned up and to have a business open there.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC23-0004 – Vibe Salon – Unified Conditional Use/Preliminary and Final Land Development Approval subject to satisfactory resolution of the outstanding comments.

Motion by Mr. Sirota, seconded by Mr. Wade, carried by unanimous voice vote, 5 Yes, 0 No, 2 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 7:47 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary