

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, July 20, 2023, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: David Sirota

David Wade

Yvonne Piecknick

Jeffrey Krantz

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: Jake Polochak, Robin Weissert, Adam McGurk, Adam Benigni

PUBLIC: 5 residents

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF JUNE 15th, 2023.

On motion by Mr. Wade, seconded by Ms. Peicknick, carried by a voice vote, 3 Yes, 0 No, 3 Absent, 1 Abstain, the minutes were approved for filing.

OLD BUSINESS

None.

NEW BUSINESS

PLC23-0008 – LIFELINE PHYSICAL THERAPY – CONDITIONAL USE APPROVAL

A representative for the project gave a brief explanation of the site, stating that the majority of the building is occupied by Waffles Incaffeinated, taking up 2/3 of the space, and the physical therapy office would take the remaining 1/3. He explained that the location was zoned for a restaurant so conditional use approval would be required to allow the Physical Therapy office in the space. He continued by explaining that the project will consist of only minor interior alterations and has met the requirement of 9 parking spaces.

Mr. Sirota asked if there was an estimated opening date to which the representative replied they hope to open 1-2 months after the issuance of the building permit. The applicant asked if it was possible to have their plans reviewed and approved during the Conditional Use project so they may begin work, Mr. Innes explained that the Township requires the Conditional Use be approved first but he could get him in touch with the Township Building Inspector.

Mr. Krantz asked if the little amount of handicap parking spaces would be an issue for the clientel of that type of business, the applicant explained that they usually have an average of about 10-12 visitors a day and most don't use a handicap parking space.

Mr. Sirota then went on to clarify the process and timing of a conditional use approval.

Mr. Wade asked whether the applicant had seen the comments from the review done by Gateway Engineers, to which they affirmed that they had. Discussion was held about sewage usage calculations, Mr. Jubic explained what he'd like to see included in the plans.

Mr. Krantz then inquired about business hours.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC23-0008 – Lifeline Physical Therapy – Conditional Use Approval subject to satisfactory resolution of the outstanding staff and engineering comments.

Motion by Mr. Wade, seconded by Mr. Krantz, carried by unanimous voice vote, 4 Yes, 0 No, 3 Absent.
Motion Carries.

PLC23-0007 – 151 ORR CONSOLIDATION PLAN – PRELIMINARY AND FINAL SUBDIVISION

Keith Higgins, Keystone Surveying and Mapping, presented a survey to the board. He explained that the owner had purchased a vacant lot next to his property and wanted to install a fence along the perimeter but when he went to the Township to apply, he was told he couldn't install the fence unless the two properties were consolidated.

Mr. Higgins stated that he reviewed the letter from Gateway Engineers and found no issues and would add setback lines to the survey.

He requested to seek modification from the Township regarding 114.41.3 Side Lots Lines

*(*Side lot lines shall be substantially at right angles or radial to streets – the consolidation creates a side lot line that is not radial to Orr Road or Blairmont Drive)*

Discussion was held regarding comments included on the review letter from Gateway Engineers including clauses found on the plans.

Mr. Higgins stated that the owner is aware of the requirement to replace the sidewalk that was removed on Blairmont Drive and will reinstall it.

Mr. Krantz inquired if the owner had planned to develop access onto Blairmont, Mr. Higgins explained that the sole purpose for the lot consolidation was to install a fence.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC23-0007 – 151 Orr Consolidation Plan – Preliminary and Final Land Subdivision subject to satisfactory resolution of the outstanding comments and shall include no access to Blairmont Drive.

Discussion was held regarding access to Blairmont Drive, Mr. Krantz informed Mr. Higgins that the Township Code prohibits more than one access point to a property. Mr. Cahillane stated that the property owner could always reapply to the Planning Commission in the future and request relief on the matter.

Motion by Ms. Piecknick, seconded by Mr. Krantz, carried by unanimous voice vote, 4 Yes, 0 No, 3 Absent. Motion Carries.

PLC23-0006 – MILESTONE DEERFIELD PLAN OF LOTS – PRELIMINARY AND FINAL SUBDIVISION

Kim Gales, J.R. Gales and Associates, explained that the applicant would like to subdivide a lot that is located at the corner of Hollow Tree Drive and Circle Drive, previously known as Lot 901 in Deerfield Manor into four (4) lots. The property was recently transferred to Ms. Gales' client, Brent Fosdick of Milestone Homes, after had sat empty for many years by the previous owner. Ms. Gales has reviewed and answered Gateway Engineer's comments and is ready to resubmit the plans.

She added that a modification had been previously granted in the Deerfield Manor plan regarding Code Section 114.41.3 - Side Lots Lines (*Side lot lines shall be substantially at right angles or radial to streets*), allowing relief to the code so that the line between lots 3 and 4 did not have to be at a 90-degree angle.

Mr. Krantz inquired whether the applicant planned on selling or developing the lots, Ms. Gales replied that the applicant would be developing the lots themselves.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC23-0006 – Milestone Deerfield Plan of Lots – Preliminary and Final Land Subdivision subject to satisfactory resolution of the outstanding comments.

Motion by Mr. Wade, seconded by Mr. Krantz, carried by unanimous voice vote, 4 Yes, 0 No, 3 Absent.
Motion Carries.

Mr. Innes explained that the two subdivision items would be heard by the Board of Commissioners meeting at the August meeting as opposed to the Conditional Use item that would be heard at the September meeting as the public notice requirements are more thorough.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, it was moved, seconded, and carried unanimously that the meeting be adjourned at approximately 7:52 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary