

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, September 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
Jake Polochak
Yvonne Piecknick
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
Matthew Innes, Planning and Zoning Assistant
Callie Munch, Community Development Department Secretary

ABSENT: David Wade, David Sirota

PUBLIC: 3 Attendees

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

On motion by Mr. Krantz, seconded by Ms. Piecknick, carried by a voice vote, 5 Yes, 0 No, 2 Absent, 0 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

Mr. Benigni stated that the applicant had attended the Board of Commissioners meeting on August 7th and requested to bring the amendment back to the Planning Commission to address some concerns of the Board.

Mr. McKeegan explained that he had presented to the Planning Commission in April with a text amendment that was favorably recommended to be presented to the Board of Commissioners. A public hearing was held in July where some concerns were raised, for example, the height requirements in the

RM and RM-P zoning districts. He continued by explaining that the Township Solicitor suggested that the amendment be readdressed at the Planning Commission.

Mr. Krantz inquired how it was determined to have one parking spot per one hundred storage units. Mr. McKeegan replied that there is not a lot of vehicle traffic at mini warehouses at any given time and it is considered an industry standard.

Ms. Weissert asked about the modification of lessening the site size to one acre as opposed to the current size of two acres. Mr. McKeegan stated that the trend has shown that storage unit buildings are being built up in height and not built out in surface area. He then explained that the specific concern about the maximum height of a structure was in the RM-P District, not in the RM District. The applicant is asking for the same 45-foot maximum height found in the RM District to be allowed in the RM-P District, as all other uses in the RM District are permitted to be 45-feet high.

Ms. Piecknick asked if the amendment is approved and if the mini-warehouse is built at 45-feet, how many units it would hold. Mr. McKeegan stated there would be around 350-400 units.

Mr. Benigni inquired about Section 7 added to the amended ordinance and asked whether the right code was referenced. Further discussion was held for clarity.

Mr. Cahillane expressed his unease in the Planning Commission recommending an amended ordinance that still requires further changes.

Mr. Polochak asked why the applicant didn't ask for a modification instead of a text amendment. Mr. McKeegan stated that it was discussed with staff but that they felt as though this was an opportunity to address this use township-wide.

Mr. Krantz proposed that the matter be tabled until the October 2023 meeting, and that the applicant provide a finalized text amendment to be recommended to the board.

MOTION: THAT the Planning Commission recommends tabling 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 until the October 19th, 2023 meeting.

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

Discussion was held regarding the differences between variances and modifications and what this request would be covered under if not for the text amendment.

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

Mr. Benigni explained that the applicant has made a request to table the application until the October 19th, 2023 meeting to address comments.

Mr. McGurk inquired about any parking issues at the location during weddings or special events. Mr. Benigni stated that he was not aware of any issues. Mr. Krantz stated that there has been overflow parking along Old Washington Road. Mr. Benigni added that he would bring these concerns to the applicant before the next meeting.

Discussion was held regarding the neighboring properties near the St. Clair Country Club and issues that have arose with the driving range.

MOTION: THAT the Planning Commission approve the table request for PLC23-0009 – St. Clair Country Club Golf Building – Unified Conditional Use Preliminary and Final Land Development until the October 19th, 2023 meeting.

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

OTHER BUSINESS

Mr. Benigni stated that RFPs have been sent out to multiple consulting firms for the 2025 Comprehensive Plan. Presentations in front of the Planning Commission will be held in November. Mr. McGurk asked for a copy of the RFP to review.

ADJOURNMENT

There being no further business, it was moved, seconded, and carried unanimously that the meeting be adjourned at approximately 7:53 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary