

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, August 15, 2024, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: David Sirota
Yvonne Piecknick
Jeffrey Krantz
David Wade
Jake Polochak
Robin Weissert
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 Coordinator
Callie Munch, Community Development Department Secretary

ABSENT: None

PUBLIC:

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF JULY 18, 2024.

On motion by Ms. Piecknick, seconded by Mr. Krantz, carried by a voice vote, 7 Yes, 0 No, 0 Absent, 0 Abstain, the minutes were approved for filing as written.

OLD BUSINESS

PLC24-0001 – ST. CLAIR COUNTRY CLUB TERRACE COURSE – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Kim Gales from J.R. Gales and Associates introduced herself as the Civil Engineer on the project, along with Michael Hurdzan (golf course architect), Jason Slung (golf course architect), Eric Materkowski (St.Clair Country Club golf course Superintendent), Jay Mull (Head Golf Professional) and Richard LaRocca (General Manager).

Ms. Gales stated that the St. Clair Country Club would like to redo what is considered the Terrace 9 and presented an image of the proposed new layout, she then explained that the Stormwater Management

plan was a large consideration for the project and that the water drains in two directions but all ends up in the McLaughlin Run watershed. She continued stating that additional stormwater will be captured and controlled back to a lake that currently exists at Hole 18, adding that a new lake is proposed on the newly designed Terrace 9.

Ms. Gales explained that she received Gateway's comments regarding the stormwater calculations and they currently have a geotechnical engineer doing borings on the site, adding that once they receive the township approval they will have to secure the NPDS permit from Allegheny County.

Dr. Hurdzan introduced himself and gave the history of his experience in both golf and golf course design and safety. He then presented statistics from a company called Arccos showing the dispersion rates of golfers of different ages and skill levels. For example, the average driving distance is 216 yards for 88% of the shots of an average player and 239 yards for some of the best players. Dr. Hurdzan continued with further statistics which showed that 15 degrees on both sides of the aiming point is a conservative safety zone. Mr. Krantz inquired whether this was local or national data, Dr. Hurdzan replied that it was international data.

Dr. Hurdzan explained that the plan is to move the driving range where the current Hole 1 is located and he then presented images of the new location with ball dispersion information including the 15 degree safety margins and 150 foot wooded buffer area.

Ms. Piecknick inquired more about the wooded buffer area as shown in the image.

Dr. Hurdzan then presented the plan for Hole 7, where the current driving range sits, and explained based on the centerline of the golf hole, the conservative 15 degree safety margins and the statistics of driving distances, golf balls should not reach past the existing mound and trees along Old Washington Road. As the driving range currently exists, golf balls leaving the property has been an ongoing issue. Mr. Wade inquired about the bunkers found on the drawings, Dr. Hurdzan explained which bunkers are existing versus the proposed new bunkers. Discussion was then held regarding the existing trees and mound along Old Washington Road as well as summarizing the safety impact of moving the driving range to its proposed new location and changing the tee location of Hole 7.

Ms. Weissert inquired about the water source for the proposed pond, Ms. Gales explained that there is an extensive storm system to capture the stormwater and the water is then used for irrigation. Ms. Weissert then asked if the pond would be lined or if it would be made with bedrock, Ms. Gales stated it would have a liner with a stone edge.

Mr. McGurk asked about the comments on the latest Gateway review letter regarding the current level spreaders and discussion was held with Ms. Gales, members of the Country Club and Craig Jubic of

Gateway Engineers in regards to ongoing maintenance on both new and proposed storm sewer system connections, which includes a hard pipe connection and requires a revised PCSM Report.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC24-0001 – St. Clair Country Club Terrace Course – Unified Conditional Use Preliminary and Final Land Development Approval.

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

NEW BUSINESS

None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:09 PM.

Respectfully submitted,

Callie Munch

Community Development Department Secretary