

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 7:35 PM, Thursday, January 16, 2025, 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
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, Community Development Planning Coordinator
Callie Munch, Community Development Administrative Assistant

ABSENT: David Wade

PUBLIC: 11 Attendees

ELECTION OF OFFICERS

Mr. Benigni began the meeting by asking the Planning Commission for motions to elect a new Chairperson and thanked Mr. Sirota for his time as Chairperson.

He then explained that once the new chairperson was elected, the new Chairperson would then continue the meeting to elect a Vice Chairperson and Secretary.

On motion by Mr. Sirota, seconded by Mr. Krantz, carried by a voice vote of 6 Yes, 0 No, 1 Absent, 0 Abstain, Yvonne Piecknick was elected Chairperson of the Planning Commission.

Ms. Piecknick then asked for a motion to elect a new Vice-Chairperson.

On motion by Mr. Sirota, seconded by Ms. Weissert, carried by a voice vote of 6 Yes, 0 No, 1 Absent, 0 Abstain, Jeffrey Krantz was elected Vice-Chairperson of the Planning Commission.

Ms. Piecknick then asked for a motion to elect a new Secretary.

On motion by Ms. Weissert, seconded by Mr. Krantz, carried by a voice vote of 6 Yes, 0 No, 1 Absent, 0 Abstain, Adam McGurk was elected Secretary of the Planning Commission.

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF AUGUST 15, 2024.

On motion by Mr. Krantz, seconded by Mr. Sirota, carried by a voice vote, 6 Yes, 0 No, 1 Absent, 0 Abstain, the minutes were approved for filing as written.

OLD BUSINESS

None.

NEW BUSINESS

PLC25-0001 – ST. CLAIR COUNTRY CLUB PADDLE COURTS – UNIFIED CONDITIONAL USE PRELIMINARY AND FINAL LAND DEVELOPMENT

Pat McShane, President of the St. Clair Country Club, introduced himself to the Planning Commission and explained the need to relocate the Paddle Courts to a different location on the property.

Joe Hackett, from LBA Landscape Architecture, presented a map showing the current location of the paddle courts as well as the proposed location, which would be where the former driving range was, near the swimming pool. He explained that Paddle Tennis is played on an elevated surface to allow for the platform to be heated from below so that it can be played in the wintertime. He then continued by showing the plans for fencing, walkways, landscaping, lighting and a temporary warming hut structure. He explained that only a minimal amount of earthwork would need to be done and that the distance from the proposed courts and Old Washington Road is 272 feet and to the nearest home would be 370 feet. Mr. Hackett then stated that there will be six light fixtures that are focused inward and downward toward the court and presented an image from a photometric study that was done showing the intensity of light on the courts explaining that there is no light visible once you reach 50 feet from the courts. A photo of the current courts from 150 feet away while the lights were on was presented to show that it would not disturb any homes in the area.

He continued by explaining that decibel readings were done, stating that normal gameplay reads at about 55 decibels and that it would dissipate with the slope of the 40-foot grade difference as well as the additional landscaping that is planned.

Mr. Hackett went on to describe the plan for the warming hut, stating that it is only temporary as the Country Club is deciding on how they want to design a permanent structure based on the needs of the club and its members. He then explained the plan for landscaping and tree plantings to provide screening and sound dissipation.

A timeline for the project was shown, showing that they hope to have the project completed and open for the season by October 1, 2025.

He then addressed the comments from both the Township Engineer and the Township. The first comment stated that the grading plans were shown differently on the two sets, it was explained as a drafting error and would be an easy fix. Another comment stated that a final plan needed to be provided for recording, Mr. Hackett explained that one would be provided once the project is approved and that the setback lines would be shown on the plans. Additionally, there were comments regarding the stormwater system, pipe diameters, lake elevations, infiltration testing, and submitting an erosion control plan to Allegheny County, all of which are currently being worked on. Further comments included a photometric plan (since provided), submitting the project to the Allegheny County planning department and entering into a Developer's Agreement with the Township for stormwater management.

Mr. Hackett addressed concerns about the sound and whether these courts would be striped for pickleball, stating that these courts would strictly be for Paddle Tennis and would not allow Pickleball to be played. The current courts were striped for Pickleball only to gauge interest from the members. Planning Commission members inquired about the reason for the elevated surface, noise concerns, possible community opposition to the court relocation, landscaping code requirements and current NPDS permits held by the Country Club. Discussions were held at length.

Ms. Piecknick asked the applicant what they hoped the next steps would be, in which they replied they would be on working on answering outstanding questions/concerns, revising drawings and providing missing information. After discussion with the Township Solicitor, the applicant decided to request to table the application until the next meeting.

MOTION: THAT the Planning Commission accepts the applicant's request to table PLC25-0001 – St. Clair Country Club Paddle Courts – Unified Conditional Use Preliminary and Final Land Development Approval until the February 20th, 2025 meeting.

Motion by Ms. Weissert, seconded by Mr. Krantz, carried by unanimous voice vote, 6 Yes, 0 No, 1 Absent. Motion Carries.

PLC25-1301- ZONING AMENDMENT TO CHAPTER 130 OF THE TOWNSHIP CODE ENTITLED “ZONING” TO ADD STANDARDS AND CRITERIA FOR FLEX UNITS

Mr. Innes introduced the matter amending the Township Zoning ordinance to add standards and criteria for flex units and explained the definition of flex units as real estate units that combine both office and

warehousing space in a single building that offers flexibility for individuals and businesses that need multiple uses in one building. He then presented some examples of flex space units and asked the planning commission members for their thoughts and opinions.

Ms. Piecknick inquired what types of businesses would be permitted in the spaces, Mr. Benigni explained that they would follow the guidelines for the RM and RM-P zoning districts, depending on where the building is located. Discussion was held about SBMU zoning districts, where a conditional use process isn't required each time that a new tenant moves into a unit. Mr. Sirota inquired if that would be the case with the flex units, to which Mr. Benigni stated that is how he would envision it. Mr. Krantz inquired about the minimum space requirements and common areas, Mr. Benigni stated that the Township is in the very early stages of considering flex units and an amendment has not been drafted yet. Ms. Weissert asked whether the flex units would be put into existing buildings or if it would be new developments, Mr. Benigni replied that they would be new buildings as any existing buildings could not sustain this use.

Discussion was held about the conditional use application process and the history of tenants who lose interest once they learn how lengthy and costly it can be. Mr. Benigni added that there would not be any additional uses added to the code and that all tenants would still have to abide by the current RM and RM-P zoning uses, applications would have to be reviewed and obtain the appropriate permits with the Township.

OTHER BUSINESS

CONSIDERATION OF THE 2024 ANNUAL REPORT

Mr. Benigni explained that the Annual Report shows that only one application was brought in front of the Planning Commission the year prior, The St. Clair Country Club Terrace project, which should be getting underway within the next few months. Mr. Benigni stated a few developers had showed interest last year and hadn't followed through, Mr. Innes adding that there has been some interest in upcoming developments for 2025.

On motion by Mr. Krantz, seconded by Mr. Sirota, carried by a voice vote, 6 Yes, 0 No, 1 Absent, 0 Abstain, the annual report was approved as written.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 8:34 PM.

Respectfully submitted,

Callie Munch

Community Development Administrative Assistant