

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 7:31 PM, Thursday, February 20, 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
David Wade
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: None

PUBLIC: 8 Attendees

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF JANUARY 16, 2025.

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

OLD BUSINESS

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

Jason D'Amico, St. Clair Country Club Board Member, introduced himself to the Planning Commission members and explained the history of Paddle Tennis at the Country Club and the reasoning for moving the courts to the proposed location.

Joe Hackett, from LBA Landscape Architecture, stated that his office along with Kim Gales from JR Gales and Associates were responsible for the presentation that would be shown. He added that the presentation would be very similar to the one shown at the previous meeting but now included slides

that addressed concerns brought up by Gateway Engineers.

Mr. Hackett began by showing a map of the St. Clair Country Club, depicting where the Terrace 9 project, existing paddle courts and proposed paddle courts are located. He explained that the current paddle courts are north of the club, around 300 feet from the nearest house and would be moved southwest of the club where the former driving range was located, around 40 feet lower than the parking lot and 45 feet lower than Old Washington Road.

He then gave a brief description of Paddle Tennis, explaining that it can be played during the day but that it is mostly played in the evening on an elevated, heated platform. Mr. Hackett explained the dimensions and specifications of the court and added that there would be additional landscaping put in place to shield the court as well as Old Washington Road being around 270 feet from the courts and the nearest house is around 590 feet away.

Each of the four courts is around 30 x 60 feet and is surrounded by a 12' tall screen, each court also includes six LED light fixtures that are 20' tall and points directly downward and are focused directly onto the court. Mr. Hackett provided a diagram showing the heat signature of the LED lights and how the light is dispersed onto the court and dissipates as you move toward the edge of the court, he then displayed a photograph of the existing courts from 200 feet away showing that the lights focus directly onto the court and does not spill out past the courts to the point where it would cause a disturbance. Mr. Hackett stated that another concern was the sound disturbance of the gameplay, in which they conducted studies that showed that readings were done at multiple locations and distances from the existing courts which showed that the decibel reading while there was no gameplay averaged out to 48.3 decibels and that the reading with gameplay came out to be the same, adding that this is due to the ambient noise coming from Route 19 and average neighborhood noises. He also explained that at the new location, there would also be an elevation difference and additional landscaping screening that will help alleviate any excessive sounds from the courts.

He continued by stating that there would be a temporary 15' x 30' paddle hut that would house the players between rounds to keep warm, this would be used until the Country Club decides whether they will construct a permanent structure in the future, they will use this temporary structure for approximately two years. This building is an off-the-shelf structure that could easily be taken down, moved or put into storage if needed. Mr. Hackett added that portable toilets would be brought in as well, these will be better quality than an average "Porta John", has its own water and storage capacity and will be cleaned out periodically.

Mr. Hackett then went into detail about the additional landscaping that will be planted for screening purposes and what the applicant hopes will be the next steps and timeline for the project, adding that

they will be submitting an amended NPDS permit that was submitted for the Terrace 9 project and hopes that they can be under construction from July through September so that the courts could open in October.

Mr. Krantz inquired whether the applicants had a timeline to contact the immediate neighbors and if they anticipated any opposition. Mr. Hackett stated that they had not contacted the neighbors and anticipated that there could possibly be opposition but there are not many residents directly across the street on Old Washington Road. Mr. Krantz then asked if they had planned to do decibel readings of the gameplay once the new courts are installed at a lower elevation and landscape screening, Mr. Hackett replied that they hadn't considered it but that it was a good idea.

Mr. Benigni added that once the matter is recommended by the Planning Commission, the Board of Commissioners will set up a public hearing, and notices will be mailed to all residents within 200 feet. He also added that the Township Code states that excessive noise starts at a reading of 90 decibels from 25 feet away from the property line.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC25-0001 – St. Clair Country Club Paddle Courts – Unified Conditional Use Preliminary subject to satisfactory resolution of Engineer's comments.

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

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

Mr. Benigni stated that Township staff have decided to withdraw this amendment at this time due to the fact that while drafting the amendment, other matters came to light, and it was decided to do one large amendment to Chapter 130 of the Township Code that includes multiple sections. He continued by explaining that a motion did not need to be made to withdraw the matter and that they could possibly have something to present next month.

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 7:53 PM.

Respectfully submitted,

Callie Munch

Community Development Administrative Assistant