

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, March 20, 2025, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Yvonne Piecknick

Jeffrey Krantz

Adam McGurk

David Wade

Robin Weissert

Jake Polochak

David Sirota

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: Adam Benigni, Director of Planning and Community Development

PUBLIC: 4 Attendees

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF FEBRUARY 20, 2025.

On motion by Mr. Sirota, 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

None.

NEW BUSINESS

PLC25-0002 – PITTSBURGH BASEBALL LAB – NONRESIDENTIAL – CONDITIONAL USE

Gary Herbert, representative for the Pittsburgh Baseball Lab, introduced himself to the Planning Commission members and explained that they intend to convert the property located at 1341 McLaughlin Run Road into a baseball training facility. He then introduced a gentleman by the name of Max who would be one of the trainers at the facility and explained the layout of the interior space,

adding that before the building was approved for conditional use as a warehouse, the building was used for recreational purposes.

Mr. Wade inquired whether the applicant had seen the comments from the traffic engineer, to which he replied that he hadn't yet. Mr. Innes added that they were sent earlier in the day, that there were only a couple minor comments and that the planning commission could recommend approval subject to addressing the comments. Mr. Herbert stated that there are 45 existing parking spaces and that the interior training facility could hold 30 people at a maximum at one time so parking should not be an issue.

Mr. Krantz asked what the average age of the players using the facility would be, Max explained that it would be mostly local middle and high school-aged players but there could occasionally be some college or semi-pro players depending on the season.

A short discussion was held about an existing highway occupancy permit from PennDOT and the need to repaint the parking spaces as the current ones are worn/non-existent.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for PLC25-0002 – Pittsburgh Baseball Lab – Nonresidential – Conditional Use subject to satisfactory resolution of engineers comments.

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

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:39 PM.

Respectfully submitted,

Callie Munch

Community Development Administrative Assistant