

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, June 19, 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

David Sirota

Robin Weissert

Chris Cahillane, on behalf of the Township Attorney

Adam Benigni, Director of Planning and Community Development

Callie Munch, Community Development Administrative Assistant

ABSENT: Jake Polochak

PUBLIC: 0 Attendees

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF MAY 15, 2025.

Discussion was held on whether members of the board should abstain from voting on the approval of the minutes if they were not present for the meeting. It was decided to table approval of the minutes until the next meeting.

On motion by Mr. Krantz, seconded by Mr. Wade, carried by a voice vote, 6 Yes, 0 No, 0 Abstain, the approval of the minutes from May 15, 2025 was tabled to the next meeting.

OLD BUSINESS

None.

NEW BUSINESS

RECOMMENDATION RE. FINAL DRAFT 2025-2035 COMPREHENSIVE PLAN

Laura Ludwig from HRG introduced herself and Summer Schneller to the Planning Commission members and stated that they would present a slide show showing the progression of the 2025-2035 Comprehensive Plan starting from the Staff Kickoff meeting held in January 2024 to the current review period.

Ms. Ludwig then summarized the tasks completed to date, including all meetings and events held to date.

She then explained some of the key theme areas including enhancing municipal administrative services, promoting parks and recreation opportunities and amenities, encouraging transportation infrastructure and connectivity improvements and guiding land use and environmental best practices.

Ms. Schneller then reviewed three sketches that included the McLaughlin Run Corridor Public Facilities, the Montour Trail Connection and the McMurray Road Corridor Connectivity.

Mr. Wade inquired whether the owner of the Frosty Valley golf course was aware of a possible Montour Trail path connection that would affect cyclists, pedestrians and golf cart users. Mr. Benigni replied that the owner is aware, and the possibilities have been discussed with him and although the path would not be on his property, it would benefit the course. Mr. Benigni also added that discussions would need to be held with the Railroad company to put this path in. Ms. Schneller added that there is precedence for mixed use paths that include the use of golf carts and HRG has looked into the standards. Ms. Ludwig stated that a few gentlemen from the Montour Trail Council attended the Open House event and are in support of the proposed plan and that HRG is currently working on the neighboring Peters Township's comprehensive plan. Mr. Benigni explained that Tom Robinson, who owns a lot of land in that area and is a supporter of the Montour Trail, has been open in the past to a trail connection. Ms. Schneller continued by showing an additional trail connection that would flow through South Fayette and either through the Hastings development or along Mayview Road to connect to Boyce Mayview Park.

Ms. Schneller then presented the possible McMurray Road Corridor Connectivity project that proposes a trail that would be installed in the rear of the properties on McMurray Road for the safety of pedestrians and cyclists who are currently using McMurray Road which does not currently have good sidewalk connectivity. Ms. Schneller added that this would connect to Drake Road in Bethel Park. Mr. Krantz inquired whether Bethel Park had any comments or concerns about this possible project, Mr. Benigni then explained some issues that could come up with this project.

Ms. Ludwig then explained where the draft Comprehensive Plan had been posted for display and that it was sent to neighboring municipalities, the school district and Allegheny County adding that Allegheny County was the only one who responded but that the comments were positive.

Mr. Benigni stated that there are also discussions during the budget process to carry out a Parks and Recreation Comprehensive Plan and that if the Board of Commissioners approves it, that process will begin next year.

After receiving questions from two Planning Commission members, discussion was held regarding the comments found in the Allegheny County letter and whether there should be any concern that there were not any comments from the neighboring municipalities or the school district.

Mr. Krantz then expressed his concerns that he had from the last meeting regarding the formatting, editing and additions to the draft Comprehensive Plan and the attached appendix. Discussion was held to address the concerns.

Ms. Ludwig then discussed the next steps including Final Board Approval and Adoption.

MOTION: THAT the Planning Commission recommends the Board of Commissioners grant approval for the 2025-2035 Comprehensive Plan

Motion by Mr. Krantz, seconded by Ms. Weissert, carried by unanimous voice vote, 6 Yes, 0 No, 1 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 8:06 PM.

Respectfully submitted,

Callie Munch

Community Development Administrative Assistant