

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, September 18, 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

Robin Weissert

Jake Polochak

David Sirota

Adam Benigni, Director of Planning and Community Development

Steven Simonetti, Planning and Zoning Assistant

Chris Cahillane, on behalf of the Township Attorney

Callie Munch, Community Development Administrative Assistant

ABSENT: David Wade

PUBLIC: 1 attendee

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF AUGUST 21, 2025.

On motion by Mr. Sirota, seconded by Ms. Weissert, carried by a voice vote, 6 Yes, 0 No, 1 Absent, the approval of the minutes from August 21, 2025 were approved as written.

OLD BUSINESS

PLC25-0003 - THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

Mr. Benigni explained that this PRD item cannot move forward until the Rezoning item has been resolved so the applicant has requested to table the matter.

MOTION: THAT the Planning Commission accepts the applicant's request to table PLC25-0003 – Thomas Property – Planned Residential Development – Tentative Approval.

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

Motion Carries.

NEW BUSINESS**PLC25-1302 – RECLASSIFICATION OF THE PROPERTY IDENTIFIED AS BLOCK/LOT 321-G-150 TO THE R-4 ZONING DISTRICT BY ZONING AMENDMENT TO THE TOWNSHIP ZONING MAP**

Ms. Piecknick stated that there was a request to table this matter as well.

Mr. Benigni explained that the main issue was the Township regulations for public notices to be sent out in accordance with advertising laws, tabling the matter would give time to complete all of the necessary legal postings.

MOTION: THAT the Planning Commission accepts the applicant's request to table PLC25-1302 – Reclassification of the property identified as Block/Lot 321-G-150 to the R-4 Zoning District by Zoning Amendment to the Township Zoning Map.

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

Mr. Jeffrey Wilhelm introduced himself as the attorney of Mr. and Mrs. Shirey of 1309 Wellington Avenue. He reminded the Planning Commission members that he had also spoken at the August meeting regarding the rezoning matter. Mr. Wilhelm presented a letter to both Mr. Benigni and Mr. Cahillane which includes a legal analysis explaining that the applicant is not allowed to request the zoning amendment and that it must come from the Township. He added that there is a petition with signatures from over 100 nearby residents and businesses asking the Planning Commission to consider reopening the zoning on the property in question and go through the Township process. Mr. Wilhelm then stated that the original PRD was not all zoned R4 under the prior zoning and prior to the PRD.

Mr. McGurk inquired if the applicant had waived any requirements to the timing of the Public Hearing and deadline for the Planning Commission's recommendation. Mr. Benigni stated in the affirmative and that he would discuss Mr. Wilhelm's letter with the Township Solicitor and will have more clarity on the matter by the next meeting.

A brief discussion was held about surrounding zoning districts.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:40 PM.

Respectfully submitted,

Callie Munch

Community Development Administrative Assistant