

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, August 20, 2026, in the Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Jeffrey Krantz

Adam McGurk

Yvonne Piecknick

David Wade

David Sirota

Jake Polochak

Adam Benigni, Director of Planning and Community Development

Irving Firman, Township Attorney

Paige Myers, Community Development Planning and Zoning Assistant

Callie Munch, Community Development Administrative Assistant

ABSENT: Robin Weissert

PUBLIC: 2 attendees

CONSIDERATION OF THE MINUTES OF THE INFORMATIONAL AND REGULAR MEETINGS OF MAY 21, 2026.

On motion by Mr. Sirota, seconded by Mr. Wade, carried by a voice vote, 6 Yes, 0 No, 1 Absent.

The minutes were approved for filing as written.

OLD BUSINESS

None

NEW BUSINESS

PLC26-0004 – LEIPCHACK & LUKENS PLAN NO. 1 – PRELIMINARY/FINAL SUBDIVISION APPROVAL

Mr. Benigni explained that the applicant had requested prior to the meeting to table the application until the September 17th, 2026 Planning Commission meeting.

MOTION: THAT the Planning Commission accept the tabling request of PLC26-0004 – Leipchack & Lukens Plan No. 1 – Preliminary/Final Subdivision Approval until the September 17th, 2026 Planning Commission meeting.

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

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

Mr. Benigni explained that the developer had requested prior to the meeting to table the application until the September 17th, 2026 Planning Commission meeting to address outstanding comments from the Township Engineers and Staff Report.

MOTION: THAT the Planning Commission accept the tabling request of PLC25-0003 – Thomas Property – Planned Residential Development – Tentative Approval until the September 17th, 2026 Planning Commission meeting.

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

PLC26-0002 – DAWSON PROPERTY – UNIFIED CONDITIONAL USE/PRELIMINARY LAND DEVELOPMENT APPROVAL

Mr. Benigni explained that the developer had requested prior to the meeting to table the application for the Board of Commissioners to commence a public hearing on the application by February 20th, 2027 (6 months), with the Planning Commission meeting being held on December 17th, 2026.

MOTION: THAT the Planning Commission accept the tabling request of PLC26-0002 – Dawson Property – Unified Conditional Use/Preliminary Land Development Approval until the December 17th, 2026 Planning Commission meeting, to commence a public hearing on the application by February 20th, 2027.

Motion by Mr. Wade, seconded by Mr. Piecknick, carried by voice vote, 6 Yes, 0 No, 1 Absent. Motion Carries.

Ann Shiry, 1309 Wellington Drive, asked for clarification on the meeting dates for the Dawson Property item. Mr. Benigni explained the Planning Commission meeting would be held on December 17th, 2026 and that barring any tabling requests, the Board Commissioners would hold a public hearing at their February 1st, 2027 meeting.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at approximately 7:35 PM.

Respectfully submitted,

Callie Munch

Community Development Administrative Assistant