

MINUTES OF THE SPECIAL MEETING OF THE PLANNING COMMISSION,
BOROUGH OF SEWICKLEY HEIGHTS, WEDNESDAY, JANUARY 14, 2026

The meeting was called to order by the Chairman, Tom McCargo, at 5:00 p.m.

Members present: In addition to Chairman McCargo, members Michael Bollinger, Michael Sirianni, and Raymond White.

Other officials present: Mary Barbour, Borough Council Member; Nate Briggs, Borough Manager; Emily Moldovan, Borough Zoning Officer; Kelley Harrington, Borough Engineer, Gateway Engineers; and Laura Stone, Borough Solicitor's Office, Babst Calland.

Visitors present: Simon Carey, General Manager, Allegheny Country Club; Josh Taylor, Construction Project Lead, Allegheny Country Club; Katrina Harmel, Project Manager, Sheffler & Company; Carolyn McGee, Attorney, Nelson Mullins; Jim Wilson, Owner's Representative, Allegheny Country Club.

PUBLIC COMMENT ON AGENDA ITEMS

Chairman McCargo opened the meeting for public comment on matters pertaining to the Agenda. There being none, Chairman McCargo continued the meeting.

REORGANIZATION FOR THE 2026 YEAR

Upon motion duly made, seconded, and carried, Tom McCargo was appointed as the Chair of the Planning Commission for the year 2026.

Upon motion duly made, seconded, and carried, Michael Sirianni was appointed as the Vice Chair of the Planning Commission for the year 2026.

Upon motion duly made, seconded, and carried, Michael Bollinger was appointed as the Secretary of the Planning Commission for the year 2026.

MEETING MINUTES

Chairman McCargo requested that consideration of the minutes of the Planning Commission's special meeting of December 10, 2025, be tabled until the next meeting of the Planning Commission, to provide members of the Planning Commission with additional time to review the minutes.

NEW BUSINESS

1. Allegheny Country Club Land Development Plan

Ms. Moldovan summarized the Allegheny Country Club project in the meeting Agenda.

The Allegheny Country Club submitted a Land Development Application and Plan proposing the construction of a new irrigation pond, the filling-in of the existing irrigation pond, the construction of a new combined wastewater treatment/irrigation pump building, the demolition of the existing wastewater treatment building and the existing irrigation pump building, and the construction of a

temporary construction road for access by construction vehicles during this development project. The property is located at 250 Country Club Road and is owned by the Club. The property is located in the Borough's B Conservation and Cultural Zoning District. The Application is made pursuant to the Borough's Amended and Restated Subdivision and Land Development Ordinance No. 295 and the Borough's Amended and Restated Zoning Ordinance No. 294.

Chairman McCargo reminded those present that the Land Development Plan was submitted by the Allegheny Country Club along with a Lot Consolidation Plan, and each Plan was considered by the Planning Commission at a special meeting held on December 10, 2025. At the December 10, 2025, special meeting, the Planning Commission recommended approval of the Lot Consolidation Plan, which consolidated Allegheny County Parcel No. 604-A-101 and Allegheny County Parcel No. 706-M-50 into one lot comprised of 180.425 acres. At the December 10, 2025, special meeting, the Planning Commission tabled consideration of the Land Development Plan to a subsequent Planning Commission meeting, to afford the Borough Engineer adequate time to review the Land Development Plan and the Allegheny Country Club the opportunity to address deficiencies in the Land Development Plan identified by the Borough Engineer. The revised Land Development Plan was now before the Planning Commission for review.

In the interest of efficiency and to allow for an in-depth discussion of the Land Development Plan, Chairman McCargo suggested that the Agenda items be reordered to cover procedural matters first. Then the bulk of the meeting could be devoted to a combined applicant presentation, Borough Engineer's review, and Planning Commission comments.

HARB Recommendation regarding the Land Development Plan

Mr. Bollinger, Chair of the Historical and Architectural Review Board (the "HARB") in addition to being a member of the Planning Commission, reported that the HARB members had walked the property and were comfortable with the Land Development Plan. He confirmed that he had delivered a letter to the Planning Commission, on behalf of the HARB, recommending approval of the Plan.

Allegheny County Review Letter regarding the Land Development Plan

Ms. Moldovan and Ms. Harrington confirmed that the Allegheny County comments on the Land Development Plan were covered in Ms. Harrington's review of the Plan.

Zoning Officer's Review of the Land Development Plan

Ms. Moldovan confirmed that her comments on the Land Development Plan were covered in Ms. Harrington's review of the Plan.

Solicitor's Review of the Land Development Plan

Ms. Stone confirmed that her comments on the Land Development Plan concerning a request for waiver of certain slope requirements in the Stormwater Management Ordinance were covered in Ms. Harrington's review of the Plan.

Applicant Presentation and Borough Engineer's Review of the Land Development Plan

Chairman McCargo asked Ms. Harrington, the Borough Engineer, to describe her comments on the Club's prior versions of the Land Development Plan and then explain how the Club addressed her comments in the revised submission. Ms. Harrington led the group through her review of the Land Development Plan, and an interactive discussion ensued among Ms. Harrington, Ms. Harmel, Planning Commission members, and Club representatives. During this discussion, the group reviewed the Club's resubmitted Land Development Plan, and Ms. Harmel explained her changes to the Plan in response to comments from Ms. Harrington and the Planning Commission members.

Ms. Harrington began her presentation by noting that her office had issued four review letters relating to the Club's Plan submissions. Ms. Harrington identified the following key items, together with associated commitments made by the Club's representatives:

- With respect to the hairpin turn along Lanes End Drive, the Club will ensure that a buffer area is maintained and protected during construction by the installation of orange construction fence to create a visual barrier for contractors. The Club will also install silt socks for erosion and sedimentation control.
- The Club's plans now reflect a more detailed approach to access roads, consistent with Borough ordinances.
 - The Club will remove the existing service road from Lanes End Drive in two stages. The first ten feet from Lanes End Drive will be removed early, to prevent inadvertent access by construction vehicles. The remaining interior portion of the service road will be used during the project and will be removed when no longer needed, but no later than at the conclusion of the project.
 - The temporary access road through the driving range has been revised to meet vertical curve requirements and will be graded to blend with the surrounding topography. The Club will coordinate with the Borough with respect to this grading. This temporary access road will become permanent using grass-filled pavers.
 - The temporary access road shown on the E&S plans will be removed and remediated when no longer needed, but no later than at the conclusion of the project.
- The Club's engineers reviewed the outfall at Lanes End Drive and confirmed that this pipe is in good condition and sufficient for stormwater and ground water management.
- The significant volume of dirt to be excavated during the project will initially be stockpiled for use as fill material for the existing irrigation pond. The Club will notify and coordinate with the HARB for the evaluation of grading options appropriate to site conditions throughout the project, and notes have been added to the Club's plans to confirm this obligation.

Planning Commission members and Club representatives discussed this excavation, fill, and grading matter at length. Mr. Carey committed on behalf of the Club to maintaining an open and on-going dialogue with the Borough and to obtaining all required approvals from the Borough throughout the project.

Mr. White asked for and received clarification on the fill materials. Mr. Sirianni inquired whether the black pond liner will be visible during low water conditions and was reassured that this will be addressed by landscaping. Mr. Sirianni asked further about landscaping, since the embankment cannot be planted. Mr. Taylor confirmed the use of meadow grass for this purpose. Mr. White then asked about the Club's response to high water and low water pond conditions. Mr. Carey and Mr. Taylor explained that the emergency spillway will address overflow, and the Club will buy water if pond water becomes insufficient.

Mr. Sirianni then requested an update on the Dam Permit to be issued by the PA DEP. Ms. Harmel responded that the Club does not yet have the Dam Permit, but the Dam Permit is expected shortly. Mr. Sirianni asked if some of the excavated soil will be used for the dam, and both Ms. Harmel and Mr. Taylor confirmed this use. Mr. Sirianni asked whether the PA DEP will inspect the dam, and Ms. Harmel responded that the Club is required to submit a report to the PA DEP on the dam conditions every other year.

- Following the above discussion, Ms. Harrington continued her presentation on key items. Ms. Harrington confirmed that the Club had submitted all appropriate drainage analyses required by her office with respect to actual and future impervious surfaces.
- The Club's plans now reflect that all debris from tree removal activities required to install the pond and the dam will be mulched and left on the site. The mulch will be temporarily stockpiled and then relocated upon completion of construction. Logs will also remain on site for future use by the Club. No offsite hauling is anticipated, and any change in this plan will be coordinated with the Borough.
- Ms. Harrington confirmed that the Club had addressed all technical comments from her office relating to stormwater management.
- Ms. Harrington noted that the Club will require a waiver of the slope ratios for the basin under the Stormwater Management Ordinance. The Club's consultant had submitted a report confirming the slope stability under the alternative measurements, and the Club's representative had confirmed that the Club owned the required equipment to maintain the slope and operate the pond in these alternative conditions.
- Ms. Harrington and Ms. Harmel reported that the Club had received the NPDES Permit and the Act 537 Plan approval from the PA DEP, and only the Dam Permit remains outstanding.

Ms. Harrington concluded her comments with a reminder that there were cleanup items to be addressed by Ms. Harmel in the version of the Plan for recording with Allegheny County.

Planning Commission Discussion of the Land Development Plan

Chairman McCargo then asked for final comments from Planning Commission members.

Mr. White described feedback from Borough residents expressing a two-fold concern. First, there is a community perception that the Club has acquired Borough property to create the 180-acre lot described in the Land Development Plan. Second, and relatedly, he has received questions about the Club's long-range master plan. Mr. Carey addressed the first concern by confirming the Club's prior ownership of both parcels that were consolidated to create the 180-acre lot. While the smaller of the two parcels was owned by the Borough in the

distant past, this parcel was long ago acquired by the Club in a land exchange with the Borough. Accordingly, no property was acquired for purposes of the Land Development Plan, and both parcels were owned by the Club prior to consolidation. With respect to the second concern, Mr. Carey committed to inform the Borough about all the Club's future plans and to do so early, in detail, and in accordance with all Borough review and approval processes.

Mr. Bollinger stressed the importance of keeping the HARB informed of any Plan adjustments required by unforeseen field conditions encountered throughout the project. He described the HARB's ability to stay apace with the Club's development schedule through real-time approvals and warned that failure to coordinate with the HARB could result in delays and increased costs that could otherwise be avoided. Mr. Carey reiterated his commitment to uphold the Plan approval conditions and to continue to be communicative throughout the development process.

Mr. Sirianni stated his questions had been addressed in the previous discussion and he had no further comments.

Planning Commission Motions regarding the Land Development Plan

Chairman McCargo next called for successive motions from the Planning Commission regarding the request for waiver of the side slope requirements of the Stormwater Management Ordinance and with respect to the Land Development Plan.

- i. Motion by Mr. Sirianni, seconded by Mr. Bollinger, to recommend approval of the applicant's request to waive the 5H:1V minimum combined side slope required under Section 7.04.D.6 of the Borough's Amended and Restated Stormwater Management Ordinance to allow a combined side slope for the basin of 4H:1V, based on geotechnical justification provided by the applicant's consultant, as reviewed by the Borough Engineer, was unanimously approved.
- ii. Motion by Mr. White, seconded by Mr. Bollinger, to recommend approval of the proposed Land Development Plan, subject to addressing any outstanding comments in the Borough Engineer's Recording Review Letter prior to Borough Council's January 19, 2026 regular meeting, and conditioned upon receipt of the Dam Permit from the PA DEP, a copy of which will be provided to the Borough upon receipt, was unanimously approved.

PUBLIC COMMENT ON NONAGENDA ITEMS

Chairman McCargo then opened the meeting to public comment on matters not pertaining to the Agenda. There were no comments.

ADJOURNMENT

Upon motion by Mr. Bollinger, seconded by Mr. White, Chairman McCargo adjourned the meeting at 5:40 p.m.

Secretary

Chair