



**TOWNSHIP OF NORTH FAYETTE
PLANNING COMMISSION MEETING
7:00 PM - Thursday, April 7, 2022
Municipal Building
Board Meeting Room**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- Chuck Kyle, Chairman
- Bill Fitzgerald, Vice Chairman
- Matt Gilfillan, Secretary
- Fred Lutz, Board Member
- Dan Klaas, Board Member
- Thomas McDermott, Esq., Township Solicitor
- Shawn Wingrove, P.E., Township Engineer
- Andrew Hartwell, AICP, Assistant Township Manager
- Debbie Midgley, Recording Secretary

4. ADMINISTRATIVE

4.I. Motion To Approve The Minutes From The March 3, 2022 Meeting.

Documents:

[PC MINUTES 3-3-2022.PDF](#)

5. REPORTS

5.I. Community Development Report February 2022

Documents:

[COMMUNITY DEVELOPMENT - FEBRUARY 2022 REPORT.PDF](#)

6. PUBLIC COMMENT (Any Item Not On The Agenda)

7. OLD BUSINESS

7.I. Application 2022-2-SU – A&E Land Development Consolidation Plan No. 2

An application for preliminary and final approval of a land development (simple subdivision) on 28.78 acres of land located at 8051 Steubenville Pike, Oakdale, PA, 15071, in the B-2 General Business Zoning District (Allegheny County Parcel ID Nos. 799-B-4 & 799-E-2).

NOTE: Plans were previously provided in March. At the request of applicant, this application will be tabled and acted upon at a future meeting pending action on requested variances related to the companion site plan application by the Zoning Hearing Board.

Documents:

[2022-02-03 SUB 1.PDF](#)
[15523-0015-CONSOLIDATION PLAN.PDF](#)
[SUBDIVISION PLAN COMMENTS.PDF](#)

8. NEW BUSINESS

8.I. Application 2022-3-SP – Nappie's Food Service – Phase 5

An application for preliminary and final approval of a land development (site plan) for a 52,790 S.F. building expansion with associated site improvements on 28.78 acres of land located at 8051 Steubenville Pike, Oakdale, PA, 15071, in the B-2 General Business Zoning District (Allegheny County Parcel ID Nos. 799-B-4 & 799-E-2).

NOTE: At the request of applicant, this application will be tabled and acted upon at a future meeting pending action on requested variances by the Zoning Hearing Board.

Documents:

[21-050 NAPPIES WDR.PDF](#)
[2022-02-03 NAPPIES PHASE 5 PCSM REPORT.PDF](#)
[2022-02-18 SITE COST ESTIMATE.PDF](#)
[BUILDABLE AREA ANALYSIS.PDF](#)
[BUILDING ELEVATIONS.PDF](#)
[DBV 17340 PG 0270.PDF](#)
[E22030X10 NAPPIES EXPANSION.PDF](#)
[EX-1 BUILDABLE AREA ANALYSIS.PDF](#)
[NAPPIES EXPANSION TRIP GEN LETTER.PDF](#)
[NAPPIES FOOD SERVICE - PHASE 5 LAND DEVELOPMENT PLANS.PDF](#)
[NAPPIES FOOD SERVICE - PHASE 5 LIGHTING PLAN.PDF](#)
[PBV 0258 PG 0188.PDF](#)
[PHASE ONE REPORT.PDF](#)
[SITE PLAN.PDF](#)

9. GENERAL DISCUSSION

9.I. Discussion Regarding Proposed Ordinance Amendments:

- Allowing child daycare in the R-2 Zoning District
- Adding the Streetscape Enhancement Overlay District to the Tonidale/Steubenville Pike/Cliff Mine Road area

9.II. Act 537 Plan Update Presentation

Documents:

[537 PLAN UPDATE - DRAFT \(2-2022\).PDF](#)

10. ADJOURNMENT