



TOWNSHIP OF NORTH FAYETTE ZONING HEARING BOARD MEETING

7:00 PM - Thursday, April 28, 2022

Municipal Building

Board Meeting Room

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

- Brant Miller, Chairman
- Dan Patterson, Vice Chairman
- John Scott, Member
- Chip McCarthy, Alternate Member
- Anthony Cosgrove, Esq., Solicitor
- Debbie Midgley, Recording Secretary

4. **PUBLIC COMMENT (on agenda action items only, excluding public hearing(s))**

4.I. **REORGANIZATION**

1. Call or a motion to appoint _____ as Chairman for the Zoning Hearing Board for the ensuing year.
2. Call for a motion to appoint _____ as Vice-Chairman for the Zoning Hearing Board for the ensuing year.
3. Call for a motion to appoint **Debbie Midgley** as Recording Secretary for the Zoning Hearing Board for the ensuing year.
4. Call of a motion to reappoint **Matthew Marshall** and the law firm of **Dillon McCandless King Coulter & Graham, LLP** as Solicitor for the Zoning Hearing Board in accordance with the rates and terms referenced in the letter dated December 9, 2021.
5. Call for a motion to appoint each Zoning Hearing Board member as a hearing officer.

5. ADMINISTRATIVE

5.1. ADMINISTRATIVE

1. Call for a motion to approve the minutes from the October 28, 2021 meeting.
2. Prior to this meeting, the Board held an executive session to receive advice of the Solicitor.
3. Notice of tonight's hearing was advertised, and the subject properties posted pursuant to the requirements of the Pennsylvania Municipalities Planning Code.
4. Court reporter to swear in witnesses and any members of the public wishing to comment during tonight's public hearings

6. OLD BUSINESS

7. NEW BUSINESS

7.1. Application ZHBA-2022-1 - Nappie's Food Service Variance Application

7.1.i. Open Public Hearing

7.1.ii. Summary:

1. An application filed by A&E Land Development, LP c/o Nappie's Food Service, requesting: 1) a variance from the street tree and landscaping requirement under Article III, Sec. 313(4) of the Zoning Ordinance; 2) a variance from the street tree and landscaping requirement under Article III, Sec. 313(6) of the Zoning Ordinance; and 3) a variance from the continuous internal sidewalk requirement under Article III, Sec. 317(3) of the Zoning Ordinance, in order to permit the expansion of the existing building and parking area on property located at 8051 Steubenville Pike in the B-2 General Business Zoning District currently designated as Allegheny County Parcel ID Nos. 799-B-4 & 799-E-2.

Documents:

[VARIANCE APPLICATION.PDF](#)

7.1.ii.1. Board Exhibits

7.1.ii.1.1. Board Exhibits

Exhibits 1 through 11 referenced on the Exhibit List prepared by the Board Solicitor are entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List were read into the Record.

7.1.ii.2. Applicant's Case

7.I.ii.3. Township's Case

7.I.ii.4. PUBLIC COMMENT

7.I.ii.5. Executive Session (if necessary)

7.I.ii.6. Call for a motion to [Close or Continue] the Public Hearing

7.I.ii.7. Call for a motion to [Table or Act] on the Application

8. **PUBLIC COMMENT**

9. **ADJOURNMENT [Chair can adjourn meeting at end of the agenda without motion]**