



TOWNSHIP OF NORTH FAYETTE PLANNING COMMISSION MEETING

7:00 PM - THURSDAY, MAY 5, 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
- Linda Diffendal, Board Member
- Sue Walls, Board Member
- Thomas McDermott, Esq., Township Solicitor
- Shawn Wingrove, P.E., Township Engineer
- Andrew Hartwell, AICP, Assistant Township Manager
- Mike Wozniak, Township Community Planner
- Debbie Midgley, Recording Secretary

4. ADMINISTRATIVE

4.I. Motion To Approve The Minutes From The April 7, 2022 Meeting.

Documents:

[PC MINUTES 4-7-2022.PDF](#)

5. REPORTS

5.I. Community Development Report- March 2022

Documents:

[COMMUNITY DEVELOPMENT MARCH 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 the 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](#)

7.I.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 the 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

8. GENERAL DISCUSSION

8.I. Potential Residential Rezoning On Bateman Road

Documents:

BATEMAN RD CONCEPTUAL REZONING - DRAFT EXHIBIT.PDF

9. ADJOURNMENT