

**TOWNSHIP OF NORTH FAYETTE
PLANNING COMMISSION MEETING**
7:00 P.M. - Thursday, June 2, 2022
MUNICIPAL BUILDING BOARD ROOM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- Board Members
 - 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

- Staff & Consultants
 - Thomas McDermott, Esq., Township Solicitor
 - Shawn Wingrove, P.E., Township Engineer
 - Andrew Hartwell, AICP, Assistant Township Manager
 - Michael Wozniak, Community Planner
 - Debbie Midgley, Recording Secretary

4. ADMINISTRATIVE

4.I. ADMINISTRATIVE

Motion To Approve The Minutes From The May 5, 2022 Meeting.

Documents:

[PC MINUTES 5-5-2022.PDF](#)

5. REPORTS

5.I. Community Development Report- April 2022

Documents:

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

7. OLD BUSINESS

8. NEW BUSINESS

8.I. Application 2022-4-SP – Imperial Business Park Lot 11

An application for preliminary and final approval of a land development (major land development) on 12.98 acres of land located along International Drive, Oakdale, PA, 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID No. 690-N-20).

Documents:

[8330-17_LOT 11 PLANS_ F S.PDF](#)
[8330-17_NF TWP DEPT OF COMM DEV.PDF](#)
[8330-17_PCSM ADDENDUM NO1 4-25-22.PDF](#)
[IMPERIAL BUS PARK - LOT 11 \(LSSE REV NO 1\).PDF](#)
[IMPERIAL BUS PARK - LOT 11 - TWP REV LTR NO. 2 \(5-31-2022\).PDF](#)

8.II. Application 2022-5-SP – PIT3 Databank Center Expansion

An application for preliminary and final approval of a land development (simple subdivision and major land development) on 17.01 acres of land located at 35 Summit Park Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 497-B-1).

Documents:

[00_250166601 - TWP SUBMISSION TRANSMITTAL LETTER.PDF](#)
[01_SIGNED APPLICATION.PDF](#)
[03_2022-05-04 UTILITY IMPACT STATEMENT.PDF](#)
[04_25066601 CIVIL PLAN SET.PDF](#)
[05_250166601 - PIT 3 DATABANK CENTER - PCSM REPORT - 2022-05-04.PDF](#)
[06_PIT3 DATABANK CENTER EXPANSION PARKING DEMAND MEMO 2022-05-05.PDF](#)
[07_PIT3 DATABANK CENTER EXPANSION TRIP GENERATION MEMO - 2022-05-05.PDF](#)
[08_PIT3-ARCH-21 - A0501 - EXTERIOR ELEVATIONS.PDF](#)
[PIT3 DATABANK CENTER EXPANSION \(LSSE REVIEW NO 1\).PDF](#)
[PIT3 DATABANK CENTER EXPANSION - TWP REV LTR NO. 1 \(5-31-2022\).PDF](#)

8.III. Ordinance No. 497

An amendment to the Official Zoning Map (§27-301) to rezone several parcels fronting and/or in the immediate vicinity of Bateman Road from the "I-1 Light Industrial" Zoning District Designation to the "R-2 Suburban Residential" Zoning District Designation.

Documents:

[ORD. 497 - BATEMAN ROAD REZONING.PDF](#)

8.IV. Ordinance No. 498

An omnibus amendment making various miscellaneous changes and corrections to the Zoning Ordinance.

Documents:

[ORD. 498 - OMNIBUS AMENDMENT NO. 2.PDF](#)

8.V. Resolution No. 25-22

A resolution amending the 2014 Comprehensive Plan and adopting the 2022 Park, Recreation, and Open Space Plan Update.

Documents:

[PARK AND OPEN SPACE PLAN - DRAFT.PDF](#)

8.VI. Zoning Ordinance Amendment - PRD Requirements

An amendment to the zoning ordinance updating requirements for Planned Residential Developments (PRDs).

Documents:

[PRD ZONING AMENDMENT_5.19.22.PDF](#)
[NORTH FAYETTE RESIDENTIAL TRANSECT_5.19.22_11X17.PDF](#)

8.VII. Zoning Ordinance Amendment - TND Mixed Use Overlay District

An amendment to the zoning ordinance establishing a TND Mixed-Use Overlay District.

Documents:

[TND OVERLAY AMENDMENT_5.19.22.PDF](#)

8.VIII. Public & Private Improvements Code

A comprehensive update to the Township's current minimum construction standards.

Documents:

[PPIC - DRAFT \(5-26-2022\).PDF](#)

9. GENERAL DISCUSSION

10. ADJOURNMENT