



## **TOWNSHIP OF NORTH FAYETTE ZONING HEARING BOARD MEETING**

**Monday, June 27, 2022**

**7:00 P.M.**

**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))**

**5. Administrative**

1. Call for a motion to approve the minutes from the May 26, 2022 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

### 6.I. Application ZHBA-2022-1 - Nappie's Food Service Variance Application

#### 6.I.i. Continue the Public Hearing

##### 6.I.i.1. 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, Section 313(6) 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 and 799-E-2.

Documents:

[VARIANCE APPLICATION.PDF](#)

##### 6.I.i.1.1. Board Exhibits:

Exhibits 21 through 22 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.

#### 6.I.ii. Township's Case

#### 6.I.iii. Public Comment

#### 6.I.iv. Executive Session (if necessary)

##### 6.I.iv.1. Call for a motion to [Close or Continue] the Public Hearing

##### 6.I.iv.1.1. Call for a motion to [Table or Act] on the Application

### 6.II. Application ZHBA-2022-2 - Coen Variance Request

#### 6.II.i. Continue the Public Hearing

##### 6.II.i.1. Summary:

1. An application filed by Jeffrey Friedl of Atlas Sign & Lighting on behalf of Coen Markets, Inc. for the following relief: 1) appealing the decision of the Township Zoning Officer under Section 27-1516(F) of the Zoning Ordinance to permit a sign on the west side of the proposed convenience store building; and 2) a variance from the one (1) wall business identification sign per business in building requirement established under Section 1008(1), Table 15 of the Zoning Ordinance to permit multiple signs on the proposed convenience store building on property located at 500 Market Place Drive in the MU – Mixed Use District/Streetscape Enhancement Overlay Zoning District, currently designated as Allegheny County Parcel ID No. 799-G-3.

Documents:

[COEN MARKETS ZHB-2022-2.PDF](#)

6.II.i.1.1. Board Exhibits:

Exhibits 12 through 14 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.

6.II.ii. Applicant's Case

6.II.iii. Township's Case

6.II.iv. Public Comment

6.II.v. Executive Session (if necessary)

6.II.v.1. Call for a motion to [Close or Continue] the Public Hearing

6.II.v.1.1. Call for a motion to [Table or Act] on the Application

## 7. **NEW BUSINESS**

### 7.1. **Summary:**

1. An application filed by Joseph Napoleone requesting a variance from Section 27-305(6)(A)(2) of the Zoning Ordinance to permit a fence on property located at 271 W. Allegheny Road in the R-2 – Suburban Residential Zoning District, currently designated as Allegheny County Parcel ID No. 800-D-23.

Documents:

[JOE NAPOLEONE FENCE VARIANCE APPLICATION.PDF](#)

## 8. **PUBLIC COMMENT**

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

