



**TOWNSHIP OF NORTH FAYETTE  
ZONING HEARING BOARD MEETING  
7:00 P.M. - Thursday, November 10, 2022**

**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 September 22, 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**

## 7. NEW BUSINESS

### 7.I. Application ZHBA-2022-5- Allegheny Health Network Variance Request

#### 7.I.i. Open Public Hearing

##### 7.I.i.1. Summary:

An application filed by Allegheny Health Network requesting: 1) a special exception under Section 27-704 of Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended (the "Zoning Ordinance"), in order to permit a pole sign in the B-2 zoning district; and 2) variances from Section 27-1008(1), Table 15, of the Zoning Ordinance to permit various building identification wall signs, business identification wall signs, and directional ground signs on property located at 200 Quinn Drive in the Township B-2 – General Business Zoning District, currently designated as Allegheny County Parcel ID No. 412-K-1.

Documents:

[REVISED APPLICATION PACKAGE MAILED 9.28.22.PDF](#)

##### 7.I.i.2. Board Exhibits

The Exhibits as enumerated on the Exhibit List prepared by the Board Solicitor are hereby entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List was read into the Record.

##### 7.I.i.2.1. Applicant's Case

##### 7.I.i.2.2. Township's Case

##### 7.I.i.2.3. Public Comment

##### 7.I.i.2.4. Executive Session (if necessary)

##### 7.I.i.2.5. Call for a motion to [Table or Act] on the Application

### 7.II. Application ZHBA-2022-6- Sheffler & Company Variance Request

#### 7.II.i. Open Public Hearing

##### 7.II.i.1. Summary:

An application filed by Sheffler & Company on behalf of Matt Nadeja/MN-PA Holdings, LLC requesting variances from: 1) Sections 27-307(1)(C), 27-307(1)(I) (1),(2),&(6) of the Zoning Ordinance regarding landscaping; and 2) Sections 27-313(2),(4),&(6) of the Zoning Ordinance regarding street trees and slope landscaping to permit an expansion of an existing warehouse located at 1060 Montour West Industrial Park in the Township I-1 – Light Industrial Zoning

District currently designated as Allegheny County Parcel ID No. 590-A-16.

Documents:

[4261 - C100 - EXISTING CONDITIONS.PDF](#)  
[4261 - C200 - SITE LAYOUT.PDF](#)  
[C300 - GRADING AND DRAINAGE PLAN.PDF](#)  
[LANDSCAPE VARIANCE - EXHIBIT.PDF](#)  
[VARIANCE NARRATIVE SUMMARY.PDF](#)

7.II.ii. Board Exhibits

The Exhibits as enumerated on the Exhibit List prepared by the Board Solicitor are hereby entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List was read into the Record.

7.II.ii.1. Applicant's Case

7.II.ii.2. Township's Case

7.II.ii.3. PUBLIC COMMENT

7.II.ii.4. Executive Session (if necessary)

7.II.ii.5. Call for a motion to [Close or Continue] the Public Hearing

7.II.ii.6. 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]**