



**TOWNSHIP OF NORTH FAYETTE
PLANNING COMMISSION MEETING**
7:00P.M.-Thursday, July 7, 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

Motion To Approve The Minutes From The June 2, 2022 Meeting.

Documents:

5. REPORTS

5.I. Community Development Report - May 2022

Documents:

[COMMUNITY DEVELOPMENT MAY 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).

Plans were previously provided in March. This application was tabled at the April 7, 2022, PC Meeting to be acted upon at a future meeting pending action on requested variances related to the companion site plan application by the Zoning Hearing Board.

Documents:

[15523-0015-CONSOLIDATION PLAN.PDF](#)

[2022-02-03 SUB 1.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).

This application was tabled at the April 7, 2022, PC Meeting

Documents:

[2022-06-28 PCSM REPORT.PDF](#)

[2022-06-29 NAPPIES FOOD SERVICE - PHASE 5 PLAN SET.PDF](#)

[LANDSCAPE PLAN NAPPIES \(7-6-2022\).PDF](#)

7.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).

This application was tabled at the June 2, 2022, PC Meeting

Documents:

[01_LAND DEVELOPMENT PLANS.PDF](#)
[02_BUILDING ELEVATIONS AND RENDERINGS.PDF](#)
[03_GEOTECHNICAL REPORT.PDF](#)
[04_PHASE I ESA.PDF](#)
[05_NATIONAL WETLANDS INVENTORY.PDF](#)
[06_PARKING DEMAND MEMO.PDF](#)
[07_BUILDBLE AREA ANALYSIS.PDF](#)
[08_SITE ANALYSIS REPORT.PDF](#)
[09_COMPILED PCSM REPORT.PDF](#)

8. NEW BUSINESS

8.I. Application 2022-6-SU-Skarupa Lot Line Consolidation Plan

Skarupa Lot Line Consolidation Plan – An application for preliminary and final approval of a Simple Subdivision (Lot Line Revision) on 0.28 acres located at 4721 Main Street, Imperial PA, 15126, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID Nos. 1041-R-14 & 1041-R-3).

Documents:

[2022-055-MODEL - REVISIONS \(7-5-2022\).PDF](#)

9. ORDINANCES

9.I. Proposed Ordinance No. 499- PRD Requirements

Documents:

[NF - PRD ZONING AMENDMENT_ 7-7-2022 - CLEAN.PDF](#)
[NORTH FAYETTE RESIDENTIAL TRANSECT_CLEAN.PDF](#)

9.II. Proposed Ordinance No. 500- TND Mixed Use Overlay District

Documents:

[NF - TND OVERLAY AMENDMENT_7-7-2022 - CLEAN.PDF](#)

9.III. Proposed Ordinance No. 501- Public & Private Improvements Code (PPIC)

Documents:

[PPIC DRAFT 7-1-2022.PDF](#)
[2022 NFT DETAILS7-5-22.PDF](#)

9.IV. Proposed Ordinance No. 502- Stormwater Management Ordinance Amendments

Documents:

[STORMWATER MGMT UPDATE.PDF](#)

9.V. Proposed Ordinance No. 503- Zoning Ordinance Amendments

Documents:

[ZONING UPDATE.PDF](#)

9.VI. Proposed Ordinance No. 504- Subdivision And Land Development Ordinance Amendments

Documents:

[SALDO UPDATE.PDF](#)

10. GENERAL DISCUSSION

11. ADJOURNMENT