



PLANNING COMMISSION

MEETING MINUTES

**THURSDAY, JUNE 2, 2022
7:00 P.M.**

MUNICIPAL BUILDING – BOARD MEETING ROOM

The meeting was called to order at 7:00 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Fred Lutz, Board Member
Linda Diffendal, Board Member
Sue Walls, Board Member

STAFF/CONSULTANTS PRESENT:

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

MEMBERS ABSENT:

Bill Fitzgerald, Vice Chairman
Matt Gilfillan, Secretary
Dan Klaas, Board Member

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

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Jeff Lutz, 249 Bateman Road
Josh Lutz, 249 Bateman Road
Regina Boonstra, 285 Whittengale Road
Jeff Sydor, 2505 Hawthorne Drive
Ryan Wiggins, Databank
Carly Davis, Langan Engineering
Kaleb Gatz, Langan Engineering
Matthew Schmidt, Hampton Tech

ADMINISTRATIVE:

A motion was made by Mr. Fred Lutz, seconded by Ms. Sue Walls, to approve the minutes from the May 5, 2022 meeting. Motion carried.

REPORTS:

Community Development Report- April 2022

Documents:

[COMMUNITY DEVELOPMENT APRIL 2022 REPORT.PDF](#)

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no public comments.

OLD BUSINESS:

None.

NEW BUSINESS:

1. 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).

Mr. Kyle asked if there was a representative present.

Mr. Matthew Schmidt from Hampton Tech was present, representing the applicant. The applicant is changing the footprint and added 1800 square feet of space, along with a second entrance. There will be an addition 1700 square feet of concrete at the entrance, along with the addition of trees.

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The E & S plans have been submitted for review, the NPDES permit has been approved and will be received within the month, the stormwater calculations are being finalized.

Mr. Hartwell had no further comments.

Mr. Wingrove said the comments are minor, and recommends approval contingent upon all items being addressed in his most recent review letter. The review of the E & S plan that was submitted earlier in the day will be reviewed prior to the Board of Supervisors meeting.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Ms. LINDA DIFFENDAL, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF APPLICATION 2022-4-SP, IMPERIAL BUSINESS PARK LOT 11, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED MAY 31, 2022, AND LSSE’S REVIEW LETTER DATED MAY 27, 2022, ALONG WITH REVIEW OF THE E & S PLAN SUBMITTED ON JUNE 2, 2022.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES
SUE WALLS	YES

2. 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).

Mr. Kyle asked if there is a representative present.

Mr. Ryan Wiggins from Databank was present, along with Carly Davis from Langan Engineering.

Mr. Wiggins gave an overview of the company and the proposal to add a second building to the complex.

Ms. Davis gave a power point presentation to introduce the project to the Board. Discussed sidewalks, landscaping, and parking.

Mr. Wozniak had no comments pending revisions.

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Mr. Wingrove said his office will reach out to set up a meeting with the applicant to review comments.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO TABLE APPLICATION 2022-5-SP- PIT3 DATABANK CENTER EXPANSION.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES
SUE WALLS	YES

3. Proposed 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.

Mr. Jeff Lutz from 249 Bateman Road is present and stated he would like to continue to pursue the zoning change.

Mr. Wozniak said the Township is in favor of approving Proposed Ordinance No. 497.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 497.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES
SUE WALLS	YES

Letters to the adjoining property owners will be mailed, and the properties will be posted. The Public Hearing is scheduled for June 26, 2022.

4. Proposed Ordinance No. 498

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

Mr. Hartwell said Proposed Ordinance No. 498 is variety of updates and corrections to the Zoning Ordinance that was adopted in May 2021.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 498.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES
SUE WALLS	YES

5. Proposed Resolution No. 25-22

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

Mr. Shawn Leslie, Superintendent, Building & Grounds for North Fayette Township, gave an overview of the Parks and Open Space Plan and gave a power point presentation.

The Plan has been submitted to the County for review and waiting on their comments.

The discussion included funding, areas in township requiring focus of attention, and existing facilities. There will be a survey for residents to provide input.

Mr. Hartwell stated that the Township Comprehensive Plan is due to be updated in 2024, and will include updates to the Parks, Recreation, and Open Space Plan.

The Board recessed at 8:02pm and reconvened at 8:10pm.

Mr. McDermott said the plan can be recommended for approval contingent upon the need to revisit at the time the Comprehensive Plan is updated in two years.

The public hearing will allow residents to provide input and ask questions.

Mr. Kyle asked if there were further questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Ms. LINDA DIFFENDAL, SECONDED BY Ms. SUE

WALLS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED RESOLUTION NO. 25-22, SUBJECT TO REVIEW FROM TIME TO TIME.

ROLL CALL:

**CHUCK KYLE YES
FRED LUTZ YES
LINDA DIFFENDAL YES
SUE WALLS YES**

6. Zoning Ordinance Amendment - PRD Requirements

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

7. Zoning Ordinance Amendment - TND Mixed Use Overlay District

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

John Trant from Strategic Solutions LLC gave an overview of the draft of the proposed zoning ordinance amendments with a power point presentation. The final draft form will be presented at the July 7, 2022 Planning Commission meeting.

8. Public & Private Improvements Code

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

Mr. Wingrove presented an overview of the update to the PPIC. The final draft form will be presented at the July 7, 2022 Planning Commission meeting.

GENERAL DISCUSSION:

Mr. Jeff Sydor, Board President at Hawthorne Village spoke about the recreation plan, along with the recreation facilities located at Hawthorne.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion to adjourn.

ADJOURNMENT:

A MOTION WAS MADE BY Ms. LINDA DIFFENDAL, SECONDED BY Ms. WALLS, AND CARRIED, TO ADJOURN THE MEETING AT 9:15 P.M.

ROLL CALL:

CHUCK KYLE YES

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**FRED LUTZ YES
LINDA DIFFENDAL YES
SUE WALLS YES**

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary