



**TOWNSHIP OF NORTH FAYETTE
RESOLUTION NO. 47-22**

**A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY,
COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL PLAN
APPROVAL TO LOUIS LITTLE FOR A MINOR LAND DEVELOPMENT APPLICATION.**

WHEREAS, Act 247 of 1986, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the Municipality; and

WHEREAS, the Township of North Fayette (the "Township") is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of Township residents; and

WHEREAS, Louis Little (hereafter referred to as "Applicant") is the owner of the property located in the Township at 11 Sitarik Road, McDonald PA 15057, in the R-1 Single Family Residential Zoning District and referred to as Allegheny County Tax Parcel No. 585-R-2 (the "Property"); and

WHEREAS, the Applicant submitted to the Township an application (File No. 2022-12-SU) seeking approval of a minor land development (subdivision) to which the Applicant proposes to divide one existing lot into two (the "Development"); and

WHEREAS, the Applicant submitted to the Township the following materials in support of the application for simple subdivision approval:

1. A Final Plat, entitled the "Little Subdivision", prepared by Elwell's Engineers & Surveyors, dated August, 2022

All the materials submitted by Applicant shall be referred to herein as the "Plans"; and

WHEREAS, the Township Engineer, LSSE, Inc., reviewed the Plan and based upon this review, issued a review letter dated September 22, 2022 ("Engineer Review Letter"), attached as Exhibit 'A', that provided various comments with regard to the Plan; and

WHEREAS, the Township Department of Community Development also reviewed the Plan and provided a review letter dated September 26, 2022 ("Township Review Memorandum"), attached as Exhibit 'B', that also provided comments with regard to the Plan; and

WHEREAS, the Applicant presented the Plan to the Township of North Fayette Planning Commission at its October 6, 2022 public meeting; and

WHEREAS, the Allegheny County Planning Agency also reviewed the Plan and provided a review letter dated September 29, 2022 ("County Review Letter"), attached as Exhibit 'C', that also provided comments with regard to the Plan; and

WHEREAS, Applicant now desires the Board of Supervisors consider its simple subdivision submission and its Plans for *preliminary* and *final* approval pursuant to Section 508 of the Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED by the Township of North Fayette Board of Supervisors that the minor land development plan for the subdivision at 11 Sitarik Road, McDonald PA 15057 as submitted by Louis Little and prepared by Elwell's Engineers & Surveyors, dated August, 2022 is hereby **APPROVED** subject to Applicant's compliance with the following conditions:

1. Applicant shall comply with the outstanding comments in the Engineer Review Letters, Township Review Memorandum, and County Review Letter. Compliance with the outstanding comments shall be determined by the Director of Community Development and the Township Engineer.
2. Applicant shall comply with all applicable federal, state, and local statutes, codes, ordinances, rules, and regulations and shall obtain all approvals, certificates, licenses, and permits required with regard to the Development.
3. Applicant shall pay all outstanding fees, including professional review fees, owed to the Township.
4. Applicant shall record the final Plans in the office of the Allegheny County Department of Real Estate within 90 days of approval or within 90 days after the date of delivery of an approved plat signed by the Board of Supervisors, following completion of conditions imposed for such approval, whichever is later. Upon recording of the final Plans with Allegheny County, the developer and/or landowner shall deliver to the Township two paper prints of the final plat as recorded. In addition to the two paper prints, the applicant must submit one copy of the final Plans in an electronic format compatible with the Township's geographic information system (GIS).

Further, the Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within thirty (30) days of the approval of the Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

AND NOW, this 11th day of October 2022, upon motion duly made and seconded, the foregoing **RESOLUTION** is hereby adopted.

ATTEST:

**TOWNSHIP OF NORTH FAYETTE
BOARD OF SUPERVISORS**

James Mangan
Township Manager

James Morosetti, Chairman

DRAFT

Louis Little, the Applicant seeking Preliminary and Final land development approval of the Little Subdivision Plan land development application for a Minor Land Development, pursuant to the Subdivision and Land Development Ordinance, Chapter 22 of the Township Code of Ordinances as amended, acknowledges receipt of the foregoing Resolution of the Board of Supervisors of the Township of North Fayette, adopted October 11, 2022, pertaining to same and accepts all the conditions contained therein.

ATTEST:

Louis Little

By:

Print (Name/Title):

Date:

COMMONWEALTH OF PENNSYLVANIA)

SS:

COUNTY OF ALLEGHENY)

On this, the _____ day of _____, 2022, before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared _____ (**Name**), known (or satisfactorily proven) to me to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing execution to be his/her act.

Witness my hand and notarial seal this _ day of _____, 2022.

My commission expires the ___ day of _____, 20__.

SEAL

Notary Public

EXHIBIT 'A'

DRAFT

EXHIBIT 'B'

DRAFT

EXHIBIT 'C'

DRAFT