



PLANNING COMMISSION

MEETING MINUTES

**THURSDAY, MARCH 3, 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
Bill Fitzgerald, Vice Chairman
Fred Lutz, Board Member
Matt Gilfillan, Secretary
Dan Klaas, Board Member

STAFF/CONSULTANTS PRESENT:

Shawn Wingrove, P.E., Township Engineer
Andrew Hartwell, AICP, Assistant Township Manager
Debbie Midgley, Recording Secretary

MEMBERS ABSENT:

None.

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

John Trant, Strategic Solutions LLC
Mike Berquist, 322 Dupont Drive
Eric Boonstra, 285 Whittengale Road

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Regina Boonstra, 285 Whittengale Road

ADMINISTRATIVE:

A motion was made by Mr. Fred Lutz, seconded by Mr. Matt Gilfillan, to approve the minutes from the January 6, 2022 meeting. Motion carried.

REPORTS:

Community Development Report- December 2021

[COMMUNITY DEVELOPMENT - DECEMBER 2021 REPORT.PDF](#)

Community Development Report – 2021 Year End

[COMMUNITY DEVELOPMENT - 2021 YEAR END REPORT.PDF](#)

Community Development Report- January 2022

[COMMUNITY DEVELOPMENT - JANUARY 2022 REPORT.PDF](#)

Mr. Hartwell said 2021 was a record year for the number of building and zoning permits issued.

PUBLIC COMMENT: (Any item not on the agenda)

There were no public comments.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

1. 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).

NOTE: At the request of applicant, this application will be tabled and acted upon at a future meeting with a companion application for site plan approval.

Mr. Kyle asked if a representative is present.

There is not a representative present.

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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 Mr. BILL FITZGERALD, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO TABLE APPLICATION 2022-2-SU, A&E LAND DEVELOPMENT CONSOLIDATION PLAN NO. 2.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
FRED LUTZ YES
MATT GILFILLAN YES
DAN KLAAS YES**

- 2. Proposed Ordinance No. 491 - A proposed amendment to the Subdivision and Land Development Ordinance, Chapter 22 of the Township Code of Ordinances, establishing requirements for phased developments.**

Documents:

[DRAFT ORD. 491 - PHASED DEVELOPMENT.PDF](#)

Following a brief discussion Mr. Kyle asked for a motion.

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL OF PROPOSED ORDINANCE NO. 491 TO THE BOARD OF SUPERVISORS, A PROPOSED ORDINANCE AMENDING ITS SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ESTABLISH REQUIREMENTS FOR PHASED DEVELOPMENTS.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
FRED LUTZ YES
MATT GILFILLAN YES
DAN KLAAS YES**

GENERAL DISCUSSION:

Strategic Solutions - John Trant, Jr., AICP

A discussion regarding strategic planning and residential development within the Township. Mr. Trant gave a power point presentation, in reference to PRD and MU zoning ordinance amendments. Proposed ordinance amendments were discussed, and a draft of proposed amendments will be presented at a future meeting.

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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 Mr. FRED LUTZ, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO ADJOURN THE MEETING AT 10:01 P.M.

ROLL CALL:

CHUCK KYLE	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
DAN KLAAS	YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary