



**PLANNING COMMISSION**

**MEETING MINUTES**

**THURSDAY, APRIL 7, 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  
Thomas McDermott, Esq., Township Solicitor  
Andrew Hartwell, AICP, Assistant Township Manager  
Debbie Midgley, Recording Secretary

**MEMBERS ABSENT:**

None.

**STAFF/CONSULTANTS ABSENT:**

None.

**OTHERS PRESENT:**

Mr. Patrick Cooper, P.E., Gateway Engineers  
Edward Napoleone, Nappie's Food Service

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Eric Boonstra, 285 Whittengale Road  
Regina Boonstra, 285 Whittengale Road

**ADMINISTRATIVE:**

A motion was made by Mr. Bill Fitzgerald, seconded by Mr. Fred Lutz, to approve the minutes from the March 3, 2022 meeting. Motion carried.

**REPORTS:**

Community Development Report- February 2022

Documents:

Community Development - February 2022 Report.pdf

There were no comments.

**PUBLIC COMMENT: (Any item not on the agenda)**

There were no public comments.

**OLD 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: Plans were previously provided in March. At the request of applicant, this application will be tabled and acted upon at a future meeting pending action on requested variances related to the companion site plan application by the Zoning Hearing Board.*

Mr. Kyle asked if a representative is present.

Mr. Patrick Cooper from Gateway Engineers is present representing the applicant.

Following a brief discussion, 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:**

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

**NEW BUSINESS:**

**1. 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).

*NOTE: At the request of applicant, this application will be tabled and acted upon at a future meeting pending action on requested variances by the Zoning Hearing Board.*

Mr. Kyle asked if there were any questions or comments, discussion ensued regarding modification requests. Mr. Cooper stated the modifications being requested. Mr. Kyle stated that the Commission was not inclined to grant the modification to not provide street lighting, and that streetlights will need to be provided.

Hearing no additional comments or questions, Mr. Kyle 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 2022-3-SP, NAPPIES’S FOOD SERVICE- PHASE 5.**

**ROLL CALL:**

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

Mr. McDermott asked that Gateway Engineers and the applicant provide a written request for an extension in accordance with the MPC.

**GENERAL DISCUSSION:**

**1. Act 537 Plan Update Presentation**

Documents:

1. [537 PLAN UPDATE - DRAFT \(2-2022\).PDF](#)

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Mr. Wingrove gave an overview of the Act 537 Plan, an overall sewage planning document, which goes through the Department of Environmental Protection. It is the first step in, a) either building a new sewer system or, b) expanding an existing sewer system, this process started approximately eighteen months ago. The Board of Supervisors authorized LSSE to proceed with a look at future development within the Township to try and take a proactive look at the capacity of the existing system. If development continues to occur within the Township, is there capacity in the sanitary sewer to serve these developments. Often times it is looked at development by development, but at a certain point it comes to a tipping point and there is not enough capacity and upgrades then need to be made. An analysis of the existing conditions of the sewer, both physical infrastructure that is existing, the size of the pipes, the slopes, and their locations to determine what the capacity is. Concurrently a flow monitoring program was put in place to be able to evaluate a base line condition.

The results of the study are, with assumed development, improvement will be needed at the Oakdale pump station. That is already in the planning stages, along with ALCOSAN, Oakdale Borough, South Fayette, and North Fayette Townships. More specifically to the Township, the sewers affectively from Bateman Road and the North Branch Road intersection that run along North Branch Road to Oakdale Road are undersized. A number of improvements with pipe replacement with many options for long term improvements are being looked into.

This study will allow the Township to move forward to seek funding, with loans and grants.

The Act 537 Plan has been through the public comment period, the plan has been on display for 30-45 days.

The plan will be presented for approval to the Board of Supervisors at their April meeting, following a submittal to the DEP for approval. Once complete, the process of programming the improvements will begin over the next five to ten years.

**2. Discussion Regarding Proposed Ordinance Amendments:**

- Allowing child daycare in the R-2 Zoning District
- Adding the Streetscape Enhancement Overlay District to the Tonidale/Steubenville Pike/Cliff Mine Road area

Following a brief discussion, proposed amendments will be drafted for review.

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. BILL FITZGERALD, AND CARRIED, TO ADJOURN THE MEETING AT 8:16 P.M.**

**ROLL CALL:**

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

Respectfully submitted,

Debbie Midgley  
Planning Commission Recording Secretary