



PLANNING COMMISSION

MEETING MINUTES

**THURSDAY, MAY 5, 2022
7:00 P.M.**

MUNICIPAL BUILDING – BOARD MEETING ROOM

The meeting was called to order at 7:11 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Fred Lutz, Board Member
Matt Gilfillan, Secretary
Dan Klaas, 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

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

**PLANNING COMMISSION – MEETING MINUTES
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Jeff Lutz, 249 Bateman Road
Josh Lutz, 249 Bateman Road
Amanda Holl, 231 Bateman Road
Michael Holl, 231 Bateman Road

ADMINISTRATIVE:

A motion was made by Mr. Fred Lutz, seconded by Mr. Matt Gilfillan, to approve the minutes from the April 7, 2022 meeting. Motion carried.

REPORTS:

Community Development Report- March 2022

Documents:

[COMMUNITY DEVELOPMENT MARCH 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.

There was not a representative present.

Mr. Hartwell said the applicant is seeking variances through the Zoning Hearing Board, and at this time the hearing has been continued until the next Zoning Hearing Board meeting on May 26, 2022.

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

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
LINDA DIFFENDAL	YES
SUE WALLS	YES

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, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO TABLE APPLICATION 2022-3-SP, NAPPIES’S FOOD SERVICE- PHASE 5.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
LINDA DIFFENDAL	YES
SUE WALLS	YES

Mr. McDermott said Gateway Engineers and the applicant have provided a written confirmation that an extension in time has been granted for review in accordance with the MPC. The 90 day period will recommence when the Planning Commission reviews the application once the Zoning Hearing Board has rendered a decision.

NEW BUSINESS:

There was no new business.

GENERAL DISCUSSION:

1. Potential Residential Rezoning on Bateman Road

Mr. Jeff Lutz explained that he owns parcels on Bateman Road that adjoins his property, and his son would like to build a house on one of those parcels. He submitted a building permit, and was told the parcel is zoned I-1 and that a home is not an authorized use in the I-1 zoning district. Previously Mr. Lutz and others built homes on surrounding parcels zoned I-1 and was able to receive a zoning variance from the Zoning Hearing Board, which is no longer an option. He would like to see those parcels rezoned to R-2 to permit residential homes and prevent something commercial being built in the middle of existing homes.

Mr. Hartwell said the Township supports rezoning the area from I-1 to R-2, which will help formalize the area of existing homes. There will be a draft ordinance sent to the County for review, along with a draft presented to the Planning Commission at next month's meeting. The recommendation to rezone provides the Planning Commission the luxury of giving sound planning in the Township.

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. DAN KLAAS, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO ADJOURN THE MEETING AT 7:35 P.M.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
LINDA DIFFENDAL	YES
SUE WALLS	YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary