

**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
MUNICIPAL BUILDING
JUNE 28, 2022
6:30 P.M.**

A Public Hearing was held on Tuesday, June 28, 2022, with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

Ordinance No. 497 – An ordinance amending 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” to “R-2 Suburban Residential.

Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Vice-Chairman Bob Doddato (absent), Treasurer Mark O’Donnell, Township Manager J.R. Mangan, Assistant Township Manager Andrew Hartwell, Chief of Police Donald Cokus (absent), Solicitor Michele Cromer, and Township Secretary Marlyn Jordan.

OTHERS PRESENT: Leah Attanucci – Court Reporter, John Valinsky – Township Engineer, Jeff Lutz, Josh Lutz, Marc Purcell, Barb Purcell, and Cheryl Cindrich.

Andrew Hartwell stated that the rezoning is being considered because the properties used in this area are for Residential and they are currently zoned Industrial. Recently someone wanted to build a house on one of the parcels and it was unable to be approved because it is not allowed in the zoning ordinance. Planning Commission looked at this and recommended a change from Industrial to Residential.

Solicitor, Michele Cromer stated that there were originally 7 parcels that were going to be rezoned. However, they are proposing a motion to be made amending Exhibit A and Exhibit B to exclude parcel 689-C-2 and 689-C-4 as they currently are used for non-residential purposes. Tom McDermott has spoken with the property owner’s attorney for these parcels and that is likely how the board will proceed.

Comments from the Floor

Marc Purcell of 261 Bateman Road stated that the 2 parcels down the hill from him are going to remain Light Industrial. Also, the property on the other side of his is Light Industrial now. Mr. Purcell is requesting that his property remain zoned as Light Industrial.

Mr. Morosetti asked if that could be part of the amended plan.

Mr. Hartwell said that it would have to go back to the Planning Commission.

Ms. Cromer asked if this parcel was not included.

Mr. Purcell stated that his property is right in between the 3.

Mr. Morosetti asked if his property was currently zoned Light Industrial.

Mr. Purcell said yes, and they would like to leave it Light Industrial, so they are all together.

Mr. Morosetti wanted to know about the property where they want to build the house.

Mr. Purcell stated that is behind him and they could make that residential.

Mr. Morosetti stated that they should send it back to Planning Commission and get it straightened out.

Jeff Lutz stated that his son is the one considering building a house. He agrees that what Mr. Purcell is saying makes sense. It would connect all the Light Industrial properties and then the Residential properties would flow as well.

Mr. Morosetti said to send it back to Planning Commission.

Mr. Hartwell said we can send it back to them and then it will come back to the Board of Supervisors in late August or early September.

Mr. Morosetti stated that the board has 45 days to make a decision.

ADJOURNMENT

- **A MOTION WAS MADE BY O'DONNELL, SECONDED BY MOROSETTI, AND CARRIED TO ADJOURN THE PUBLIC HEARING AT 6:42 P.M.**

Respectfully submitted,

Marlyn Jordan
Township Secretary