

**NORTH FAYETTE TOWNSHIP  
PUBLIC HEARING  
MUNICIPAL BUILDING  
AUGUST 9, 2022  
7:00 P.M.**

A Public Hearing was held on Tuesday, August 9, 2022, with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

Ordinance No. 499, Ordinance No. 500, and Ordinance No. 503, all proposed amendments to the Township Zoning ordinance; and Ordinance No. 504, a proposed amendment to the Township Subdivision and Land Development Ordinance.

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

**OTHERS PRESENT:** Pat Felton – Public Works Director, Gary Hamilton – NFTVFD Chief, Mike Wozniak – Community Planner, Kevin Brett – Township Engineer, John Trant – Planning Consultant, Bernadette Mullen – Court Reporter, Colleen Morris, Adam Kropf, Mary Kaye Kropf, Keith Kropf, Len Czarnecki, Bill Prion, Mark Sacco, Terry Dimun, Don Kronz , Dan Klaas, and Chuck Kyle.

All people wishing to speak were sworn in by the Court Reporter.

Mr. Hartwell stated that this public hearing is regarding 3 amendments to the zoning ordinance, and an amendment to the subdivision and land development ordinance. Mr. Hartwell gave a brief description of each ordinance. Ordinance 499 is amending the zoning ordinance to revise the minimum lot size requirements and to repeal and replace the planned residential development requirements within the zoning ordinance in its entirety. Ordinance 500 is amending the township code of ordinances to establish the TND mixed use overlay district and regulations related thereto. Ordinance 503 is amending the zoning ordinance, to include various revisions relative to the public and private improvements code. Ordinance 504 is amending its subdivision and land development ordinance, to include various revisions relative to the public and private improvements code.

Mr. Hartwell stated that about a year ago the Township hired John Trant of Strategic Solutions and our Township Engineer, Kevin Brett to repair various amendments to the zoning ordinance and the Township construction standards. Over the past year the ordinance amendments have been discussed at Planning Commission. The Planning Commission has recommended approval of all 4 ordinances at their meeting in July. Mr. Hartwell said that the Township would like to enter into the record, exhibit 1 – proof of publication for the amendments in the

Post-Gazette, exhibit 2 – the text of the posting regarding the TND overlay zoning designation, exhibit 3 – pictures of the posting, exhibit 4 – letters mailed out to the property owners, and exhibit 5 – letters mailed out to the neighboring property owners.

John Trant from Strategic Solutions gave a brief overview of two of the ordinances.

Ordinance 499 is the PRD Amendment. There are 3 major changes, changes to permitted uses, the minimum lot size and the deletion and replacing of the entire planned residential development regulations.

Ordinance 500 includes a creation of a new traditional neighborhood development or TND and a mixed-use overlay zoning district. This adds the overlay district to several properties in the Township.

Kevin Brett, Township Engineer gave a brief overview on the other two ordinances.

Ordinance 503 makes amendments to the zoning ordinance relative to the Public & Private Improvements Code.

Ordinance 504 is regarding revisions to the subdivisions and land development for the Public & Private Improvements Code.

Bill Prion wanted to talk about the impact to his potential development with the changes to these ordinances. He wanted to know if they considered the financial effects to what is being proposed with the open space requirements and how many lots can be placed in a development.

Mr. Doddato stated that he would answer regarding the open space requirements. He stated that the Township currently has built parks and amenities to accommodate the current population. If we continue to add to the population then the parks, we have no longer support the current population and the current taxpayers now must pay for more parks and amenities because of the new developments coming in. What we have proposed instead of current homeowners and business owners having the burden of providing recreational opportunities, is that new developments would have to have their own recreational opportunities.

Mr. Prion stated he understood that. He wants to know if it is economically viable to put in a development. Mr. Prion stated that his potential NVR Ryan Homes told him that these changes have essentially killed his project.

Mr. Morosetti wanted to know if any of these can be amended.

Mr. Trant stated that the Board of Supervisors can change the ordinance at any time. The requirements of the ordinance can be varied through a variance request. Mr. Trant also stated that these changes are improving upon what's currently on the books, but not taking it so far that it's prohibitive to developments.

Mr. Morosetti wanted to know if Mr. Prior has been in constant communication with our Community Development Director and hasn't, he tried to guide him in a different direction.

Mr. Prion stated yes, he has that they have talked off and on for about a year now.

Mr. Hartwell said that Mr. Prion's developer asked them to look at the ordinance. He felt that it was not reasonable.

Mr. Mangan stated that we are seeing plans that were put in 25-3- years ago that have had some issues and once we adopt them it's the Township's property. Mr. Mangan said that we are trying to make sure our construction standards are up to par and much better quality.

Mr. Morosetti asked if there were any other questions or comments. Being none, Mr. Morosetti stated that the board has 45 days to make a decision on the hearing.

## ADJOURNMENT

- **A MOTION WAS MADE BY O'DONNELL, SECONDED BY DODDATO, AND CARRIED TO ADJOURN THE PUBLIC HEARING AT 7:36 P.M.**

Respectfully submitted,

Marlyn Jordan  
Township Secretary