



PLANNING COMMISSION

MEETING MINUTES

**THURSDAY, SEPTEMBER 1, 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
Linda Diffendal, Board Member
Dan Klaas, Board Member

STAFF/CONSULTANTS PRESENT:

Josh Callender, EIT, Township Engineer
Thomas McDermott., Esq., Township Solicitor
Andrew Hartwell, AICP, Assistant Township Manager
Mike Wozniak, Community Planner
Debbie Midgley, Recording Secretary

MEMBERS ABSENT:

Matt Gilfillan, Secretary
Sue Walls, Board Member

STAFF/CONSULTANTS ABSENT:

Shawn Wingrove, P.E., Township Engineer

OTHERS PRESENT:

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Karon Wagner, Sturgeon
Sharon Wirtz, Hill Place Drive
Matt Dawson, Hayes Design Group
Bill Patrick, CJL Engineering
David Higie, Dupont Drive
Adam Law, Hampton Tech
Terry Palmer, Ashford Partners
Rodney Austin, Dupont Drive
Kenn Fibbi, West Allegheny School District
Steven Victor, Victor Wetzel Associates
Mike Berquist, Dupont Drive

ADMINISTRATIVE:

A motion was made by Ms. Linda Diffendal, seconded by Mr. Dan Klaas, to approve the minutes from the July 7, 2022 meeting. Motion carried.

REPORTS:

Community Development Report- June 2022 & July 2022

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no public comments.

PRESENTATION:

West Allegheny Campus- Middle School Addition

Mr. Matt Dawson from the Hayes Design Group and Mr. Ken Fibbi from the West Allegheny School District gave a power point presentation of the proposed renovation to the West Allegheny Middle School building and responded to the Board's questions.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

- 1. Application 2022-7-SP – North Fayette Industrial Park Tentative PNRD –**
An application for tentative approval of a planned non-residential development on 164.254 acres of land located on International Drive and Bateman Road in the B-2 General Business Zoning District, and the PNRD Overlay District (Allegheny County Parcel ID No. 915-D-1).

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Mr. Kyle asked if there is a representative present.

Mr. Adam Law from Hamton Tech and Mr. Terry Palmer from Ashford Partners are present.

Mr. Law stated this is a commercial development in the B-2 zoning district, located on 165 acres of property along International Drive and Bateman Road. The construction will take place in two phases and consists of eight, 100,000 sq. ft. buildings, one, 50,000 sq. ft. building. Also one, 12,000 sq. ft. building for proposed retail space. Mr. Law gave an overview of the development with a power point presentation. This is a revised submission due to the addition of the retail space. The plan was originally approved in 2021, and updates to the zoning ordinance have been made since that approval, as a result the applicant is requesting eleven waivers/modifications for the Boards consideration.

A. A modification is being requested to the requirement that a Planting Strip at least ten (10) feet wide shall be provided between the edge of the ROW and any parking area authorized in any yard which fronts on a street or roadway (§27-307.G.1).

B. A modification is being requested to the requirement that Street Trees be installed and maintained along both sides of all streets within a PNRD (§27-313.2 & §27-1301.13.D).

C. A modification is being requested to the requirement that Engineered Steep Slopes of 25% or more shall be landscaped with trees, minimum one inch DBH in size, planted 20 feet on center (§27-313.6).

D. A modification is being requested to the requirement for a continuous internal walkway to be provided from the public sidewalk along the street to the principal customer entrance of any non-residential use. (§27-317.3).

E. A modification is being requested from the requirement that one (1) parking stall be proposed for every 300 SF of gross building floor area proposed as ‘Office’ and requiring one (1) parking stall be proposed for every 1,000 SF of gross building floor area being proposed as ‘Warehouse’ (§27-903.6 Table 12).

F. A modification is being requested to allow for the Parking Area of Lot 10 to have an eight (8) foot setback from the Principal Building (§27-1301.10.C).

G A modification is being requested from the requirement that Sidewalks shall, at a minimum, be provided along frontage of all lots (§27-1301.12.B).

H. A modification is being requested from the requirement that benches be installed (§27-1301.16.B).

I. A modification is being requested from the requirement that waste receptacles be installed (§27-1301.16.E).

J. A modification is being requested from the requirement that pedestrian pockets with benches, sitting walls, shade trees, landscaping and lighting shall be installed and

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maintained on a minimum of one street corner at all intersections and at midblock locations where 1,000 feet or more separate street intersections (§27-1301.17.C).

K. A modification is being requested from the requirement that plazas be installed in each PNRD that comprises 20 acres or more of gross land area (§27-1301.17.D).

There was a lengthy discussion in regard to each waiver/modification requested.

Modification request K was submitted in error and withdrawn.

Mr. Hartwell said the applicant is proposing to bring the site more into compliance with the ordinance that was updated after this project had been previously approved. The original approval, the sidewalk was to be on both sides of Rossler Drive, everything else is part of the new requirements. Keep in mind the sidewalks are part of the vision with the Active Transportation Plan put forward. This will provide the pedestrian connection between the Western Allegheny Community Library, Fayette Farms, the North Fayette Community Center, and tying into some of the housing developments that have been approved or have been constructed.

Mr. Wozniak had no comments.

Mr. Callender stated the comments from LSSE’s review are minor, and mostly technical in nature.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the waiver/modification requests.

A MOTION WAS MADE BY Ms. LINDA DIFFENDAL, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF MODIFICATIONS 1 THROUGH 10 AS REFERENCED IN LSSE’S REVIEW LETTER DATED AUGUST 26, 2022.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
FRED LUTZ YES
DAN KLAAS YES
LINDA DIFFENDAL YES**

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2022-7-SP NORTH FAYETTE INDUSTRIAL PARK REVISED TENTATIVE PNRD TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING

**ADDRESSED IN LSSE’S REVIEW LETTER DATED AUGUST 26, 2022 AND THE
TOWNSHIP’S REVIEW LETTER DATED AUGUST 30, 2022.**

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
FRED LUTZ YES
DAN KLAAS YES
LINDA DIFFENDAL YES**

2. Application 2022-8-SP – Pointe West Expansion

An application for preliminary approval of a major land development plan on 42.7 acres of land located at the ends of Fairfield Lane and Dupont Drive in the R-2 General Business Zoning District (Allegheny County Parcel ID No. 585-N-10).

Mr. Kyle asked if there is a representative present.

Mr. Steven Victor from Victor Wetzel Associates is present.

Mr. Victor gave a power point presentation of the preliminary plan. He said the applicant would like to table any action on the application this evening in order to address the comments received from the Township engineer. There was a discussion in regard to curbing, lighting, traffic impact, and the requirement to have the connector road for access be constructed during phase one of construction.

There was a brief discussion as to phasing and making sure the access connection is constructed. The number of homes proposed to be constructed in phase three is low, and to assure a connection is made, the township could dictate that the connection be made as phase one, or if phase three is the final phase, the township would require it be bonded so the cost of making that connection is guaranteed. The bond would carry through the first and second phase and if the third phase is not constructed the bond could be used to construct that connection.

The applicant will need to resubmit the application fifteen days prior to the October 6, 2022 meeting to be on the agenda.

Mr. McDermott asked Mr. Victor to state for the record and he will follow up with an email confirmation that Mr. Victor will grant on behalf of the applicant an extension of time under the MPC, that the ninety days will begin upon the Planning Commission meeting that occurs when the applicant submits the revised submittal.

Mr. Victor stated he cannot because he believes there is plenty of time in which to resubmit, the ninety day clock will start with tonight’s meeting.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. BILL FITZGERLAD, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO TABLE APPLICATION 2022-8-SP- POINTE WEST EXPANSION.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
FRED LUTZ YES
DAN KLAAS YES
LINDA DIFFENDAL YES**

3. Application 2022-9-SP – Data Center 2nd Floor Additional Load

An application for final approval of a minor land development plan on 17.015 acres of land located at 35 Summit Park Drive in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 497-B-1).

Please note that this is a separate project from the PIT3 Data Bank Center Expansion

Mr. Kyle asked if there is a representative present.

Mr. Bill Patrick from CJL Engineering is present representing the applicant.

Mr. Patrick said the project is basically an electrical upgrade to the Data Center, it will involve the installation of some additional electrical transformers and generators to be constructed on concrete pads. The area of disturbance is slightly under a quarter of an acre, and will not require stormwater management. Review comments have been addressed.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Mr. BILL FITZGERALD , AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF APPLICATION 2022-9-SP-DATA CENTER 2ND FLOOR ADDITIONAL LOAD LAND DEVELOPMENT PLAN, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED AUGUST 29, 2022 AND LSSE’S REVIEW LETTER DATED AUGUST 26, 2022.

ROLL CALL:

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

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LINDA DIFFENDAL YES

GENERAL DISCUSSION:

Mr. Kyle asked for there were any questions or comments from the floor regarding the Point West Expansion application, and to please state your name for the record, and that comments be limited to three minutes.

Ms. Sharon Wirtz from 133 Hill Place Drive, expressed concerns about the entrances and exits. She asked if the connection will be made at the completion of the construction. Currently having the only entrance and exit from Gateway Drive is difficult.

Mr. Victor said the plan currently is to have construction start at Fairfield Lane and Dupont Drive simultaneously, but will not connect the two until a later.

Ms. Wirtz said the construction traffic along with the current traffic in the plan will be difficult. She said she would like to see the road connection between both sides completed first.

Mr. Mike Berquist from 322 Dupont Drive, concerns are for excess traffic, curbing, and not having another connection to an arterial road would not be acceptable.

The Board recessed at 8:31pm to go into executive session and resumed at 9:07pm. The executive session was to receive advice of the Solicitor.

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. CHUCK KYLE, AND CARRIED, TO ADJOURN THE MEETING AT 9:08 P.M.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
FRED LUTZ YES
DAN KLAAS YES
LINDA DIFFENDAL YES**

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary