

**NORTH FAYETTE TOWNSHIP  
ZONING HEARING BOARD**

**THURSDAY, SEPTEMBER 22, 2022  
7:00 P.M.**

The meeting was called to order by Chairman, Brant Miller.

**MEMBERS PRESENT:**

Brant Miller, Chairman  
Dan Patterson, Vice Chairman  
John Scott, Member  
Anthony Cosgrove, Esq., Solicitor  
Debbie Midgley, Recording Secretary

**MEMBERS ABSENT:**

Chip McCarthy, Alternate Member

**OTHERS PRESENT:**

Andrew Hartwell, AICP, Assistant Township Manager  
Mike Wozniak, Township Community Planner  
Leah M. Attanucci, LaGamba Reporting Services  
Terri Nardi, 7760-7762 Steubenville Pike  
Emilio Nardi, 7760-7762 Steubenville Pike

**PUBLIC COMMENT:** (on agenda action items only, excluding public hearings):

There were no public comments.

**ADMINISTRATIVE:**

Mr. Miller asked for a motion to approve the minutes from the June 27, 2022 meeting.

**A MOTION WAS MADE BY Mr. DAN PATTERSON , SECONDED BY Mr. JOHN SCOTT TO APPROVE THE MINUTES FROM THE JUNE 22, 2022 MEETING. MOTION CARRIED UNANIMOUSLY.**

Mr. Miller said prior to this meeting, the Board held an executive session to receive advice of the Solicitor.

Mr. Miller said that notice of tonight's hearing was advertised, and the subject properties posted pursuant to the requirements of the Pennsylvania Municipalities Planning Code.

Mr. Miller asked the Court Reporter to swear in witnesses and any members of the public wishing to comment during any of the hearings.

The Court Reporter swore in the witnesses.

**NEW BUSINESS:**

**1. Nardi Variance Application**

- a. Mr. Miller opened the public hearing on the Variance Application filed by Emilio G. Nardi and summarized the application as follows:

An application filed by Emilio G. Nardi requesting a variance from Section 27-305 (6)(A)(2) and Section 27-305(6)(A)(3) of Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended, in order to permit the placement of a fence on property located at 7760 & 7762 Steubenville Pike in the Township MU – Mixed Use Zoning District, currently designated as Allegheny County Parcel ID No. 589-F-10.

- b. Mr. Miller stated that Exhibits 1 through 10 referenced on the Exhibit List prepared by the Board Solicitor are entered into the Record of this hearing. Mr. Miller requested that the court reporter insert those exhibits into the transcript as if the Exhibit List was read into the Record.
- c. Applicant’s Case. Mr. Emilio Nardi, applicant, presented the case and responded to the Board.
- d. Township’s Case. Mr. Andrew Hartwell, Assistant Township Manager, and Mr. Michael Wozniak Township Community Planner presented the Township’s case and responded to Board questions. The Township submitted an additional exhibit, numbered exhibit 11 to the Board which was entered into the Record of the hearing.
- e. Executive Session: None.
- f. Public Comment. There were no public comments.

Mr. Miller called for a motion to close the Public Hearing for the Nardi variance request.

**A MOTION WAS MADE BY Mr. DAN PATTERSON, SECONDED BY Mr. JOHN SCOTT TO CLOSE THE PUBLIC HEARING. MOTION CARRIED UNANIMOUSLY.**

Mr. Miller called for a motion to approve the following variance requested by Emilio G. Nardi:

**A MOTION WAS MADE MY Mr. DAN PATTERSON, SECONDED BY Mr. JOHN SCOTT TO APPROVE THE VARIANCE REQUEST FROM SECTION 27-**

**305(6)(A)(2) AND SECTION 27-305(6)(A)(3) OF THE ZONING ORDINANCE,  
SUBJECT TO CONDITIONS SET FORTH IN THE MEMORANDUM FROM THE  
BOARD SOLICITOR. MOTION CARRIED UNANIMOUSLY.**

**PUBLIC COMMENT:**

There were no public comments.

**ADJOURNMENT:**

The meeting was adjourned at 7:08 PM.

Respectfully submitted,

Debbie Midgley  
Zoning Hearing Board Recording Secretary