



The continued meeting was called to order at 6:00 PM on March 16, 2016 by Commissioner Horowitz at the South Fayette Township Building, Morgan, PA 15064.

PRESENT: CARDILLO, PITETTI, HOROWITZ, RODI, MALOSH

ALSO PRESENT: Township Solicitor: Jonathan Kamin; Township Manager: Ryan Eggleston

Jerry Paytas of Fourth Economy discussed the independent analysis of the economic impact that the Hastings/Charter Homes development on the old Mayview site would have on the township and the school district.

PUBLIC COMMENT

There were many public comments regarding this report.

OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER ORDINANCE 3 OF 2016 CREATING A NEIGHBORHOOD DISTRICT

Commissioner Cardillo – I understood there to be discussion as far back as 2010 about the property where Mayview sits being rezoned from B-1 to promote nonresidential development, possibly light industrial usage. That was further discussed with the comprehensive plan of 2013 where the township acknowledged because of the remote location and traffic issues, the site should include some type of residential component but it should be more business based. Is there a reason that this was not discussed previously as this was before my time on the board?

Mr. Kamin – At the time it was put up for sale, the township was very interested in buying it. Part of the reason was because of the proximity to Fairview Park, and we felt it would be important to control such a big piece of property. A number of public officials at the state level did not think the township should buy that property. Nobody understood the asbestos abatement or the other environmental issues involved, and there was no real way to quantify the liability. We did not want a regular development with tract homes, and we wanted to be able to control what would come in there. We decided rezoning that to B-1 would put us in the most control, and if it could grow as a business park that would be great. It would also make someone come back to us with a mixed use, or different use than a typical R-1 regular project. Nothing has happened commercially on the property. There was the strip mining discussion and there has been other discussions, but it is big enough to be its own zoning district and have a mixed-use type development.

Bill Sittig representing Charter Homes – Charter has always tried to have a mixed-used neighborhood development with a retail or commercial component. Charter does not want to overcommit to retail. Charter is comfortable enough to go beyond the 50,000 sq. ft. of retail that is in the ordinance to go to 75,000 sq. ft. The ordinance reads that it will be 25,000 for the first phase, and we are suggesting the first phase commercial requirement be bumped up to 30,000.

He discussed Charter further and the results of the Fourth Economy test and the requested changes he wants made to the ordinance.

It was moved by RODI and seconded by MALOSH to approve and adopt Ordinance 3 of 2016, as amended creating a Neighborhood Design District. The amendments include section 240-76.20, specifically section A-6 to increase the numbers from 50,000 sq. ft. to 75,000 sq. ft. and to increase the numbers from 25,000 sq. ft. to 30,000 sq. ft. as those numbers appear in that subject.

ROLL CALL:

AYE – PITETTI, HOROWITZ, RODI, MALOSH

NO – CARDILLO

Motion passes 4:1

B. DISCUSS AND CONSIDER ORDINANCE 4 OF 2016 AMENDING THE TOWNSHIP ZONING MAP

Mr. Kamin – Now that the district has been created, the board needs to adopt an ordinance specifically fixing that district on the township zoning map. This ordinance was also advertised, and the property was posted for both of these items.

It was moved by RODI and seconded by PITETTI to approve and adopt Ordinance 4 of 2016, Amending the Zoning Map.

ROLL CALL:

AYE – PITETTI, HOROWITZ, RODI, MALOSH

NO - CARDILLO

Motion passes 4:1

C. DISCUSS AND CONSIDER CARDILLO FARMING AGREEMENT

It was moved by PITETTI and seconded by MALOSH to approve the Cardillo Farming Agreement.

ROLL CALL:

AYE – PITETTI, HOROWITZ, RODI, MALOSH ABSTAIN – CARDILLO

Motion passes 4:1

Commissioner Malosh – I just want to thank Joe and Gwen and several members of the school board for putting in a lot of hours and work in the last week for this progress. Thanks to school board members Mr. Newcomer, Ms. Burroughs, Ms. Iriti, and Mr. Petrillo.

Mr. Horowitz – I also want to thank Lex Czaplicki who is also on the school board and helped me a lot during this process.

PUBLIC COMMENT

Terri Rastetter Kuhn, 2102 Ridge Road discussed all the new developments currently going into the township with new homes and kids coming in. She questioned why somebody would build a three bedroom home if they weren't going to bring children into the township and into our schools. She discussed the need for commercial developments. She pointed out that Newbury is never going to happen and if that doesn't happen, Star City may not happen. She said we need to increase the commercial zoning in the township.

Natalie Kugler, 127 Meadow Drive brought up the possible relocation of the Southpointe Fieldhouse. She said it should not be done in Fairview because the main access would be through a residential neighborhood.

Stacy Kosky, 698 Millers Run Road brought up her issue and difficulty in getting property properly rezoned on the township map in the past.

ADJOURNMENT

It was moved by MALOSH and seconded by RODI to adjourn to Executive Session, not to return. All members present voted AYE to the motion.

Ryan Eggleston, Township Manager

Joseph Horowitz, President

Date

Date