



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

January 26, 2023 - 7 P.M.

Planning Commission Meeting Agenda

1. CALL TO ORDER

2. ROLL CALL

Tom Iagnemma, Chairman
Doug Kaine, Secretary
Joseph Johnson
Jamey Noland
Danny Cerrone Jr.
Jason Paulovich
Robert Garvin, Esq.

3. APPROVAL OF MINUTES

Documents:

[9-22-2022 PC MTG MINUTES.PDF](#)
[10-27-2022 PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

5. NEW BUSINESS

- A. Review And Discuss S-12-2022 Newbury Plan Of Lots 20th Revision, Preliminary And Final Minor Subdivision Application, Parcel 197-R-29 In Newbury Market, Zoned PED. Subdivision of 1 lot into 2 lots.

Documents:

[APPLICATION S-12-2022.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[22-694 NEWBURY SUBDIVISION PLAN 12-02-2022-RP 2.PDF](#)
[22-694 NEWBURY SUBDIVISION PLAN RP-1.PDF](#)
[MATSF COMMENTS S-12-2022.PDF](#)
[SHERIFFS DEED - TF SOUTH FAYETTE LLC_12 16 2020.PDF](#)
[VESTING DEED 18266-356.PDF](#)

- B. Review And Discuss SP-06-2022 Cigar International, Preliminary And Final Land Development Application, Parcel 197-R-29 In Newbury Market, Zoned PED. Construction of a new 9,377SF specialty retail facility with lounge.

Documents:

[APPLICATION SP-06-2022.PDF](#)
[AGENT AUTHORIZATION.PDF](#)

PLANS.PDF
CIGARS INTERNATIONAL LAND DEVELOPMENT.PDF
SUMMARY OF ENTITLEMENTS.PDF
PROJECT NARRATIVE COMMENTS.PDF
212021-02-02-PERMIT AUTHORIZATION MINOR AMENDMNET-BJS-
ESP00441.PDF
ARCHITECTURAL ELEVATIONS.PDF
MATSF COMMENTS SP-06-2022.PDF
SFT SALDO APPLICATION CHECKLIST 2022_202202181356570858.PDF
SHERIFFS DEED - TF SOUTH FAYETTE LLC_12 16 2020.PDF
VESTING DEED 18266-356.PDF

- C. Review And Discuss CU-03-2022 Traditions Of America - South Fayette, Conditional Use Application, Parcel 402-R-2, With Frontage On Cecil-Sturgeon Road And Millers Run Road, Zoned PED.

A mixed use development consisting of an age restricted housing community, single family homes, multi-family apartment buildings, a senior assisted living facility, and commercial development.

Documents:

APPLICATION CU-03-2022.PDF
AGENT AUTHORIZATION.PDF
AGREEMENT OF SALE.PDF
COLUMBIA GAS AVAILABILITY.PDF
DEVELOPMENT NARRATIVE.PDF
DEVELOPMENT TIMELINE.PDF
KOSKYM Rendering.PDF
MATSF COMMENTS CU-03-2022.PDF
MATSF CONDITIONAL AVAILABILITY.PDF
ORDINANCE 2022-03, MIXED USE DEVELOPMENT.PDF
PAW AVAILABILITY_KOSKY_700MILLERSRUNRD_SFAP.PDF
PEOPLES GAS KOSKY PROPERTY LOA.PDF

6. ACCEPTANCE OF APPLICATIONS

- A. Review And Consider For Acceptance S-01-2023 Hughes Remnant Plan, Preliminary And Final Minor Subdivision Application, Zoned R-1.

Parcel A is to be conveyed to the owner of the adjacent Parcel B in the Kemp Plan.
Parcel B is to be retained by Pennsylvania Turnpike Commission, owner of adjacent right of way.

Documents:

APPLICATION S-01-2023.PDF
AGENT AUTHORIZATION.PDF
NO COMMENTS - MATSF REVIEW REFERRAL S-01-2023 HUGHES
REMNANT PLAN.PDF
SUBDIVISION.PDF
DEED.PDF

- B. Review And Consider For Acceptance SP-01-2023 Atomized Materials Co., Inc. Warehouse, Preliminary And Final Land Development Application, Zoned C-2.

Construction of a 46'-4" x 116' warehouse building.

Documents:

APPLICATION SP-01-2023.PDF
AGENT AUTHORIZATION.PDF
PLANS.PDF
STRUCTURAL PLANS.PDF
GEOTECH ENGINEERING STUDY.PDF
ARCHITECTURAL PLANS.PDF
STORMWATER MANAGEMENT REPORT.PDF
NO COMMENTS - MATSF REVIEW REFERRAL SP-1-2023 ATOMIZED
MATERIALS.PDF
DEED.PDF

7. OPEN DISCUSSION

8. ADJOURNMENT