



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

January 28, 2021 - 7 P.M.

## Planning Commission Agenda VIRTUAL MEETING

[Join Zoom Meeting](https://us02web.zoom.us/j/81097517443)

<https://us02web.zoom.us/j/81097517443>

Meeting ID: 810 9751 7443

One tap mobile

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+13017158592,,81097517443# US (Washington D.C)

Dial by your location

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+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

1. CALL TO ORDER

2. ROLL CALL

Tom Iagnemma, Chairman  
Joseph Johnson, Vice Chairman  
Doug Kaime, Secretary  
Beverly Herndon  
Jamey Noland  
Mark Sanders, Alternate  
Don Housley, PLS  
Robert J. Garvin, Esq.

3. APPROVAL OF MINUTES

A. 2020-12-3 PC Meeting Minutes

Documents:

[2020-12-3-PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

5. NEW BUSINESS

A. Review And Discuss SP-11-2020 , Land Development Application For Modwash  
Bridgeville 3101 Washington Pike, Zoned C2.

Project Description:

Hutton St 17, LLC is proposing to construct an automatic drive thru car wash facility with parking and utilities.

Documents:

APPLICATION.PDF  
AGENT AUTH.PDF  
2020-11-23 - BRIDGEVILLE, SOUTH FAYETTE, PA MODWASH - LD  
PLANS.PDF  
200327 HUTTON MODWASH PROTOTYPE IMAGES.PDF  
2020-12-01 - SOUTH FAYETTE - WETLAND WAIVER.PDF  
2020-12-02 - FROM WOOSTER - TRAFFIC MEMO.PDF  
2020-12-02 - SOUTH FAYETTE - LIGHTING PLAN.PDF  
CITY - LDP APPLICATION 11-20-20.PDF  
MITALL MODWASH - SP-05-2020 -1-12-2021.PDF

6. ACCEPTANCE OF APPLICATIONS

- A. Review And Discuss The Acceptance Of SP-01-2021 , Land Development Application For 100 South Point Drive, Zoned C-2

Project Description:

Proposed re-use of existing vacant structure (formerly tire sales) as a retail store chain.

Documents:

01\_APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT.PDF  
03\_EVIDENCE OF OWNERSHIP\_DEED.PDF  
04\_LETTER OF OWNERSHIP ENTITY RELATIONSHIP\_100 SOUTHPOINTE  
DR.PDF  
06\_PROJECT NARRATIVE.PDF  
09\_PRELIMINARY FINAL LAND DEVELOPMENT PLAN SET.PDF  
10\_ARCHITECTURAL ELEVATIONS.PDF  
05\_AGENT AUTHORIZATION FORM.PDF

- B. Review And Discuss The Acceptance Of SP-02-2021 , Land Development Application For BL Creamery 3115 Washington Pike, Zones C-1 And B

Project Description:

Change in Non-Conforming use of existing building

Documents:

APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT WITH AGENT  
AUTHORIZATION FORM\_201903251302104837.PDF  
SITE PLAN.PDF

- C. Review And Discuss The Acceptance Of SP-03-2021 , Land Development Application For South Fayette Municipal Complex, Hickory Grade Road, Zoned B-1

**Project Description:**

Two story office building (36, 128 SF) for Township Municipal Offices and Police Department, with associated access drive, parking lot, utilities, and stormwater management facilities.

**Documents:**

APPLICATION.PDF  
RECORDED DEED.PDF  
ACOE STREAM IMPACT WAIVER LTR.PDF  
ACT 537 SFPM APPROVAL LTR.PDF  
LAND DEVELOPMENT PLANS.PDF  
LOCATION MAP.PDF  
MATSF AVAILABILITY LTR.PDF  
PAWC AVAILABILITY LTR.PDF  
181-081 FIELD INVESTIGATION REPORT.PDF  
300-880 NPDES SUBMISSION PACKAGE.PDF  
300-880-L-SFT LD APPLICATION.PDF  
300-880-REVISED GEOTECHNICAL REPORT-12.1.20.PDF  
300880-CV02-SLOPE ANALYSIS.PDF

7. OPEN DISCUSSION

8. ADJOURNMENT