



# **SOUTH FAYETTE T O W N S H I P**

A Community Growing Together

**February 24, 2022 - 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.  
Mark Sanders, Alternate  
Jason Paulovich  
Robert Garvin, Esq.

3. APPROVAL OF MINUTES

Documents:

[1-27-2022 PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

5. NEW BUSINESS

- A. Review And Discuss S-01-2022 Janocha Consolidation Plan, Preliminary And Final Minor Subdivision Application, 740 Hickory Grade Road, Zoned R1  
Consolidation of 3 parcels into a 68.561 acre parcel.

Documents:

[APPLICATION S-01-2022.PDF](#)  
[REVISED JANOCHA PLAN 2-16-2022.PDF](#)  
[JANOCHA-QUAD MAP.PDF](#)  
[GTE REVIEW LETTER \(2\) 02-22-2022.PDF](#)  
[GTE REVIEW LETTER 2-8-2022.PDF](#)  
[JANOCHA-SFT REVIEW WIND RIDGE.PDF](#)  
[ACED COMMENTS - EMAIL.PDF](#)  
[DEED.PDF](#)

- B. Application S-02-2022 Withdrawn From Applicant On February 8, 2022  
Applicant requested to withdraw application via email on February 8, 2022 with the intention of revising and resubmitting at a future date.

Documents:

REQUEST TO WITHDRAW APPLICATION - EMAIL.PDF  
APPLICATION S-02-2022.PDF  
SCENIC FARM SUBDIVISION SHEET 1 OF 2.PDF  
SCENIC FARM SUBDIVISION SHEET 2 OF 2.PDF

- C. Review And Discuss SP-01-2022 South Fayette Taco Bell, Preliminary And Final Land Development Application, 177 Millers Run Road, Zoned C-2.  
Construction of a new Taco Bell restaurant with site improvements.

Documents:

APPLICATION SP-01-2022 TACO BELL.PDF  
AGENT AUTHORIZATION.PDF  
SITE PLANS.PDF  
TRAFFIC REVIEW GATEWAY.PDF  
GTE REVIEW LETTER 2-11-2022.PDF  
MASFT COMMENTS.PDF  
BRIDGEVILLE PA TACO BELL LEASE SIGNED\_REDACTED.PDF

- D. Review And Discuss Re-Approval Of SP-10-2020 Lot 179 & 180 Hastings, Zoned ND-Neighborhood Design  
Proposed change to Lot 179 to construct two buildings versus one.

Documents:

ORIGINAL APPROVED LAND DEVELOPMENT PLANS.PDF  
HASTINGS 179 HOMESTORE-SITE.PDF  
SITE PLANS.PDF  
GTE REVIEW (02-22-2022).PDF  
PAGES FROM HASTINGS PHASE 1 FINAL APPROVED PLANS.PDF

## 6. ACCEPTANCE OF APPLICATIONS

- A. Review And Consider For Acceptance SP-02-2022 Hotel At Newbury Market, Preliminary And Final Land Development Application, Zoned PED  
Development of a hotel on 4.158 acres of the Newbury Market site.

Documents:

APPLICATION.PDF  
SITE PLAN HOTEL AT NEWBURY MARKET.PDF  
NEWBURY HOTEL\_BLDING ELEVATIONS AND RENDERING.PDF  
DEED.PDF

## 7. OPEN DISCUSSION

- A. Discussion With HRG Concerning The Updated Comprehensive Plan

## 8. ADJOURNMENT