



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

February 25, 2021 - 7 P.M.

Planning Commission Agenda VIRTUAL MEETING

Join Zoom Meeting

Topic: Planning Commission February 25, 2021 Meeting

Time: Feb 25, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88211897191>

Meeting ID: 882 1189 7191

One tap mobile

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+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 882 1189 7191

1. CALL TO ORDER

2. ROLL CALL

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

3. APPROVAL OF MINUTES

Documents:

[2021-1-28 -PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

5. NEW BUSINESS

- A. Review And Discuss SP-01-2021 , Land Development Application For 100 Southpointe Drive, Zoned C-2

Project Description:

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

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](#)
[07_WAIVER.PDF](#)
[KU COMPLIANCE REVIEW - 100 SOUTHPOINTE DR - 2.19.2021 WITH ATTACHMENTS.PDF](#)
[2021-02-22 100 SOUTHPOINTE DRIVE TRAFFIC REVIEW LTR II.PDF](#)
[2021-02-08 100 SOUTHPOINTE DRIVE TRAFFIC REVIEW LTR.PDF](#)
[301-366-L-TRIP AND PARKING STUDY-2.10.21.PDF](#)

- B. Review And Discuss SP-02-2021, Land Development Application For BL Cream Co. 3115 Washington Pike, Zoned C1 And B1

Project Description;

Change in nonconforming use of existing building from a wholesale food distribution company to wholesale distributor of flooring, wall-tile and countertop surfaces with a limited showroom facility and offices.

Documents:

[APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT WITH AGENT AUTHORIZATION FORM_201903251302104837.PDF](#)
[BL CREAM CO S. FAYETTE TWSHP ZONING NARRATIVE.PDF](#)
[OIRGINAL RECORDED DEED IN DBV 16192, PAGE 432 BL CREAM CO..PDF](#)
[DISPLAY AREA 1.JPG](#)
[DISPLAY AREA 2.JPG](#)
[DISPLAY AREA 3.JPG](#)
[DISPLAY AREA 4.JPG](#)
[BRIDGEVILLE LAYOUT 2-2-2021.PDF](#)
[SITE PLAN.PDF](#)
[KU COMPLIANCE REVIEW - SFT - BL CREAM COMPANY - SP-0_-2021 - 2.16.21 WITH ATTACHMENTS.PDF](#)

- C. Review And Discuss 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](#)
[ACT 537 SFPM APPROVAL LTR.PDF](#)
[300-880-L-SFT LD APPLICATION.PDF](#)
[PAGES FROM LAND DEVELOPMENT PLANS.PDF](#)

- D. REVIEW AND DISCUSS F-01-2021, MINOR/FINAL PETRUSKA SUBDIVISION PLAN, 4382 BATTLE RIDGE RD. ZONED R1

Documents:

[APPLICATION.PDF](#)
[DEED.PDF](#)
[PETRUSKA SUBDIVISION.PDF](#)
[KU COMPLIANCE REVIEW - PETRUSKA - F-01-21 - 2-18-2021.PDF](#)

6. ACCEPTANCE OF APPLICATIONS

- A. REVIEW AND DISCUSS THE ACCEPTANCE OF F-02-2021, HASTINGS PHASE 3, MAJOR SUBDIVISION/LAND DEVELOPMENT PLAN, MAYVIEW ROAD. ZONED ND

Documents:

[1. TOWNSHIP OF SOUTH FAYETTE LD APP_SIGNED.PDF](#)
[2. PHASE 3 PROJECT NARRATIVE.PDF](#)
[4. 2021-02-16 HASTINGS PHASE 3 SUBDIVISION PLAN.PDF](#)
[7. ALOE DEED.PDF](#)
[2021-02-15_LD PHASE 3 TRANSMITTAL LETTER.PDF](#)
[PAGES FROM 3. 2021-02-16 HASTINGS PHASE 3 LAND DEVELOPMENT PLANS.PDF](#)

7. OPEN DISCUSSION

8. ADJOURNMENT