



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

A Community Growing Together

March 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.
Jason Paulovich
Robert Garvin, Esq.

3. APPROVAL OF MINUTES

Documents:

[2-24-2022 PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

- A. 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 in the South Fayette Commons Planned Shopping Center Development.

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](#)

5. NEW BUSINESS

- A. Review And Discuss RZ-01-2022 Rezoning, 111 Morgan Hill Road, Currently Zoned R-3.
Request to rezone parcel 325-H-8, 111 Morgan Hill Road (0.99 acre) from an R-3 zoning to an I-P Industrial Park zoning, the same as the adjoining parcel.

Documents:

REQUEST FOR REZONING LETTER.PDF
PARCEL LOCATION MAP.PDF
GTE REVIEW LETTER (02-17-2022).PDF
GTE REVIEW LETTER (03-11-2022).PDF
ACED REVIEW.PDF
DEED.PDF

6. ACCEPTANCE OF APPLICATIONS

- A. Review And Consider For Acceptance CU-01-2022 The Piazza Revision, Conditional Use Application, Parcels 256-R-3, 256-R-7 & 256-S-4, Zoned C-2.

This application increases the size of The Piazza Plan Shopping Center with the acquisition of parcel 256-S-4 along Millers Run Road, and changes building #7 from a drive-thru bank to a drive-thru restaurant.

Documents:

APPLICATION CU-01-2022.PDF
AGENT AUTHORIZATION.PDF
CONDITIONAL USE COMPLIANCE STATEMENT CEC.PDF
SITE PLAN.PDF
ORIGINAL SITE PLAN THE PIAZZA.PDF
RECORDED DEED.PDF
SPECIAL WARRANTY DEED.PDF

- B. Review And Consider For Acceptance S-02-2022 Kevington Plan, Preliminary And Final Minor Subdivision Application, Parcel 400-N-27 & 400-N-29, Zoned R-1.

Revising the dividing line between lots 2 and 3 in the Kevington Plan.

Documents:

APPLICATION S-02-2022.PDF
AGENT AUTHORIZATION.PDF
KEVINGTON-AMENDED FINAL SUBDIVISION.PDF

7. OPEN DISCUSSION

- A. Discussion With HRG Concerning The Updated Comprehensive Plan

8. ADJOURNMENT