



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

April 28, 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:

[3-24-2022 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](#)
[UPDATED SITE PLANS.PDF](#)
[PLAT.PDF](#)
[TB BRIDGEVILLE EXTERIOR ELEVATIONS.PDF](#)
[TRAFFIC REVIEW GATEWAY.PDF](#)
[TRAFFIC REVIEW GATEWAY UPDATED TACO BELL TRAFFIC REVIEW LTR II.PDF](#)
[WOOSTER TRIP GEN EVAL COMPLETE.PDF](#)
[MASFT COMMENTS.PDF](#)
[GTE REVIEW REVISED 4-11-2022.PDF](#)
[CENTEC REPLY TO GTE COMMENT LETTER.PDF](#)
[BRIDGEVILLE PA TACO BELL LEASE SIGNED_REDACTED.PDF](#)

5. NEW BUSINESS

- A. Review And Discuss S-02-2022 Kevington Plan, Preliminary And Final Minor Subdivision Application, Parcel 400-N-29, Zoned R-1.

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

Documents:

[APPLICATION S-03-2022.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[KEVINGTON-AMENDED_FINAL SUBDIVISION 4-19-2022.PDF](#)
[GTE REVIEW \(UPDATED 4-21-2022\).PDF](#)
[AC REVIEW LETTER.PDF](#)
[WIND RIDGE REPLY TO COMMENTS LETTER.PDF](#)
[MATSF NO COMMENTS.PDF](#)
[MEHALIC_DEED.PDF](#)

- B. Review And Discuss 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](#)
[GTE REVIEW LETTER.PDF](#)
[RECORDED DEED.PDF](#)
[SPECIAL WARRANTY DEED.PDF](#)

6. ACCEPTANCE OF APPLICATIONS

- A. Review And Consider For Acceptance CU-02-2022 Apex Newbury Apartments, Conditional Use Application, Parcel 256-E-50, Zoned PED.

Application to construct a 416 unit Apartment Complex with associated parking, utilities and stormwater management.

Documents:

[APPLICATION CU-02-2022.PDF](#)
[NARRATIVE.PDF](#)
[LAND DEVELOPMENT PLAN.PDF](#)

- B. Review And Consider For Acceptance SP-03-2022 Apex Newbury Apartments, Preliminary And Final Land Development Application, Parcel 256-E-50, Zoned PED.

Land Development Application to construct a 416 unit Apartment Complex with associated parking, utilities and stormwater management.

Documents:

[APPLICATION SP-03-2022.PDF](#)
[LAND DEVELOPMENT PLANS.PDF](#)
[APEX NEWBURY APTS ELEVATIONS.PDF](#)
[APEX APARTMENTS_MATSF PMC APPROVAL.PDF](#)

HAMPTON TECHNICAL ASSOCIATES, INC. - LOA - 9.15.21.PDF
PAW AVAILABILITY_APEX NEWBURY APARTMENTS_SFAP.PDF
WETLAND_APEX NEWBURY APARTMENTS_101321.PDF
SPECIAL WARRANTY DEED (RECORDED).PDF

- C. Review And Consider For Acceptance SP-04-2022 The Piazza, Preliminary And Final Land Development Application, Parcels 256-R-3, 256-R-7 And 256-S-4, Zoned C-2.

Documents:

APPLICATION SP-04-2022.PDF
AGENT AUTHORIZATION.PDF
NARRATIVE.PDF
AMENDED FINAL LAND DEVELOPMENT PLANS -.PDF
APPROVED VARIANCES AND MODIFICATIONS.PDF
DEP APPROVAL LETTER.PDF
INTERIM GEOTECHNICAL MEMORANDUM.PDF
SITE LOCATION MAP.PDF
UTILITY AVAILABILITY LETTER.PDF
WATERS DELINEATION.PDF
ORIGINAL SITE PLAN THE PIAZZA.PDF
DEED.PDF

- D. Review And Consider For Acceptance S-04-2022 Michael J. Francis Sullivan, Preliminary And Final Major Subdivision Application, Parcel 486-G-2, Zoned R-1.
Subdivision of a 133.08546 acre parcel that is located in both South Fayette Township and Cecil Township. The parcel will be subdivided into a total of 6 lots, 3 of which will be located in South Fayette Township, totaling 64.177 acres.

Documents:

APPLICATION S-04-2022.PDF
AGENT AUTHORIZATION.PDF
PLAN OF LOTS.PDF
AC COMMENTS.PDF
S-04-2022 MICHAEL J. FRANCIS SULLIVAN_MATSF COMMENTS.PDF

- E. Review And Consider For Acceptance S-05-2022 The Piazza Consolidation Plan, Parcels 256-R-3 And 256-S-4, Zoned C-2.
Consolidation of 2 parcels in 1.

Documents:

APPLICATION S-05-2022.PDF
AGENT AUTHORIZATION.PDF
PLAN OF LOTS.PDF
SITE LOCATION MAP.PDF
DEP APPROVAL LETTER.PDF
UTILITY AVAILABILITY LETTERS.PDF
DEED.PDF
SPECIAL WARRANTY DEED.PDF

7. OPEN DISCUSSION

8. ADJOURNMENT

