



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

A Community Growing Together

**January 27, 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:

[12-2-21 PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

5. NEW BUSINESS

A. Review And Discuss CU-02-2021 Ivybrook Academy Conditional Use, 3127 Washington Pike, Zoned C-2.

The applicant desires to open a half-day private preschool located in the retail strip center known as The Shoppes at Bursca, located at 3127 Washington Pike, which is located in the Township's C-2 Highway Commercial District.

Documents:

[APPLICATION CU-02-2021.PDF](#)  
[AGENT AUTHORIZATION.PDF](#)  
[NARRATIVE.PDF](#)  
[BOC APPROVAL LETTER SP-05-2018.PDF](#)  
[APPROVED PLANS SP-05-2018.PDF](#)  
[TIME WAIVER.PDF](#)

6. ACCEPTANCE OF APPLICATIONS

A. Review And Consider For Acceptance S-01-2022 Janocha Consolidation Plan, Preliminary And Final Minor Subdivision Application, 740 Hickory Grade Road, Zoned R-1.

Consolidation of 3 parcels into a 68.561 acre parcel.

Documents:

[APPLICATION S-01-2022.PDF](#)  
[JANOCHA PLAN\\_20220111.PDF](#)  
[DEED.PDF](#)

- B. Review And Consider For Acceptance S-02-2022 Scenic Ridge Farm Plan No. 1, Preliminary And Final Subdivision Application, 1991 Berkley Ridge Drive, Zoned R-2. Subdividing a 19.882 acre lot into 2 lots (19.135 acres and 0.747 acre).

Documents:

[APPLICATION S-02-2022.PDF](#)  
[AGENT AUTHORIZATION.PDF](#)  
[SCENIC FARM SUBDIVISION SHEET 1 OF 2.PDF](#)  
[SCENIC FARM SUBDIVISION SHEET 2 OF 2.PDF](#)  
[NOTICE OF INTERIM ASSESSMENT.PDF](#)

- C. Review And Consider For Acceptance 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](#)

7. OPEN DISCUSSION

8. ADJOURNMENT