



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](#)

B. Review And Discuss SP-08-2021, Preliminary And Final Land Development Application, 180 Millers Run Road, Zoned C-2.

The conversion of an existing Foremost Auto Body Shop to a proposed Pro Bike + Run retail store and a Choolaah restaurant. The conversion will include a 2,400 SF addition to the existing 8,500 SF building

Documents:

APPLICATION SP-08-2021.PDF
AGENT AUTHORIZATION.PDF
UPDATED SITE PLANS.PDF
15990 - PRO BIKE SITE PLAN - REVIEW 1 (2022-01-05).PDF
EXISTING AND PROPOSED FLOOR PLAN.PDF
FRONT BUILDING ELEVATION.PDF
LEFT BUILDING ELEVATION - MILLERS RUN RD.PDF
RIGHT BUILDING ELEVATION.PDF
BUILDING RENDERING FROM MILLERS RUN RD.PDF
ACED COMMENTS COZZA ENTERPRISES.PDF
MASFT COMMENTS.PDF
PCSM - GATEWAY.PDF
2022-01-14 GATEWAY RESPONSE LETTER TO GTE REVIEW.PDF
15990-PRO BIKE SITE PLAN - REVIEW 2 (2022-01-21).PDF
TRAFFIC (TRIP GENERATION).PDF
2022-01-14 GEOTECHNICAL REVIEW MEMO.PDF
SALE AGREEMENT.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