



Planning Commission Approval Recommendation Letter
for:
Application # SP-01-2025

‘South Fayette Township School District Bus Depot’

Preliminary & Final Land Development Application

July 29, 2025

Ms. Michelle Miller, Superintendent of Schools
3680 Old Oakdale Road
McDonald, PA 15057

Reference: File # SP-01-2025, Preliminary & Final Land Development application for a proposed land development for a new school district bus depot facility along Old Oakdale Road that includes a bus depot building, maintenance garage, bus wash bay, parking lots, stormwater facilities, and other support facilities on a 113-acre parcel known as Allegheny County Parcel No. 405-G-7. The property is located in the R-2 (Suburban Residential Zoning District).

Dear Ms. Miller:

At the July 24, 2025 meeting, the South Fayette Township Planning Commission recommended approval of your application for Preliminary & Final Land Development plan approval, subject to the following:

- 1) Resolution of comments in the following review letters be addressed to the satisfaction of the Township Engineer:
 - Gibson-Thomas Engineering Co., Inc. review letter dated **July 17, 2025**
 - Allegheny County Department of Economic Development letter dated **July 17, 2025**
- 2) Additionally, the Applicant/Consultant provided documentation for consideration of four (4) Modifications from the Township Code that were individually considered and recommended for approval by the Planning Commission. The modifications are summarized as:
 - a) §215-5: Traffic Impact Fees. The applicant requests waiver of the Traffic Impact Fee requirements per this section of the Ordinance.
 - b) §211-8: Special Traffic Studies. The applicant requests waiver from the obligation to perform a Traffic Study for the project per this section of the Ordinance.

- c) §215-67: Sidewalks. The applicant requests waiver from the requirement to install sidewalks along the full frontage of the property per this section of the Ordinance. Recommended approval was based upon discussion with the consultant, and subject to the applicant providing a mutually agreed upon fee in lieu of and/or installation of sidewalks along a mutually agreed upon portion of the school district property located across from the bus depot property. Details of the mutually agreed upon sidewalk portion of the project, including but not limited to, installation timing, and/or fee in lieu of amount will be included in the Developer's Agreement for this project.
- d) §215-.84.1.E: Wetland Buffer. The Applicant requests waiver from the wetland buffer requirements per this section of the Ordinance.

If you have any questions and/or comments please feel free to contact me directly.

Respectfully,
Gibson-Thomas Engineering Co., Inc.

Jason F. Paulovich

Jason F. Paulovich, Principal
Engineer's Representative

jason.paulovich@gibson-thomas.com

cc: South Fayette Township Board of Commissioners
South Fayette Township Planning Commission
John Barrett, Township Manager
Gary Hartz, Township Planning Director
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Gary J. Matta
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Chris Seymour
Chelsey Fajbik, Gibson-Thomas Engineering Co., Inc.
Nick Goettman, Municipal Authority of the Township of South Fayette
Peggy Patterson, Executive Assistant - South Fayette Township
Abbey Scheerer, Administrative Assistant, Planning and Zoning Department - SFT
Civil & Environmental Consultants – John Frydrych