



Planning Commission Approval Recommendation Letter

for:

Application # SP-02-2025

'Tractor Supply Newbury'

Preliminary & Final Land Development Application

July 29, 2025

MSP Properties of Pennsylvania, LP
PO Box 2280
Cranberry Township, PA 16066

Reference: File # SP-02-2025, Preliminary & Final Land Development application for a proposed land development for a Tractor Supply retail store with associated garden center, display pads, parking lot, stormwater management facilities within the Newbury Market development. The project will be located on a 3.4 acre parcel known as Allegheny County Parcel No. 197-R-25. The property is located in the PED (Planned Economic Development Zoning District).

Dear MSP Properties of Pennsylvania, LP:

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 18, 2025**
 - Gateway Engineers (Traffic Review) letter dated **July 10, 2025**
- 2) Additionally, four (4) Variances from the Township Zoning Ordinances were previously considered and approved by the Zoning Hearing Board for this project. The Variances are summarized as:
 - a. 2025-05-07 Variance from Chapter 240 Article XVII Section 112, Subsection: C: Reduce required number of parking spaces from 87 to 76.

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- b. 2025-05-07 Variance from Chapter 240 Article XVI Section 96, Subsection: C.3.E: Increase allowable fence height in a commercial district from 8' to 16'.
- c. 2025-05-07 Variance from Chapter 240 Article XVIII Section 119.1, Subsection C.9.B(6) to allow an internally illuminated ground sign.
- d. 2025-05-07 Variance from Chapter 240 Article XVII Section 119.1, Subsection C.9.A(3) to allow the garden center sign of 81.70 sf where 46 sf is allowed(based on 230 sf of garden canopy structure face).

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
KU Resources – Tysen Miller