



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

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Meeting Minutes March 3, 2026

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:30PM.
2. **ROLL CALL:**
 - PRESENT: Iagnemma, Kaine, Johnson
 - ABSENT: Noland, Cerrone
 - ALSO PRESENT: Chris Seymour, Dodaro, Matta, & Cambest, P.C.; Jason Paulovich, Gibson-Thomas Engineering, Gary Hartz, Planning Director

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES:**

Regular meeting held on January 22, 2026.

It was moved by **Kaine** and seconded by **Johnson** with all members present voting AYE to approve the meeting minutes for the regular scheduled meeting on January 22, 2026.

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

- A. **Review and Discuss S-01-2026 Second Revision to the Kosky Plan of Lots, Preliminary and Final Minor Subdivision Application, Parcels 256-L-1, 256-L-2 & 256-L9, Zoned C-2.**

Project Description: Subdivision/consolidation of 3 lots at the corner of Newbury Drive and Millers Run Road.

It was moved by **Kaine** and seconded by **Johnson** with all members present voting **AYE** to recommend for approval S-01-2026 Second Revision to the Kosky Plan of Lots, Preliminary and Final Minor Subdivision Application, Parcels 256-L-1, 256-L-2 & 256-L-9, Zoned C-2, subject to the Gibson-Thomas Engineering review letter dated February, 19, 2026 and the Allegheny County review letter dated September 19, 2023.

- B. **Review and Discuss SP-01-2026 Lafayette 180 Planned Shopping Center, Preliminary and Final Land Development Application, Parcels 256-L-1 & 256-L-2 & 256-L-9, Zoned C-2.**

Modification request for double frontage to allow access on Newbury Drive and two access points on Millers Run Road.

The board had a discussion regarding traffic concerns onto Newbury Drive. The applicant stated that they are willing to take the necessary steps (a post construction traffic review and would not be opposed to installing signs on Newbury Drive in reference to traffic) to improve any issues with traffic flow/safety. The applicant is not willing to add anything within the development that would hinder access and would like to permit a right and left turn onto Newbury Drive.

It was moved by **Johnson** and seconded by **Kaine** with all members present voting **AYE** to recommend for approval SP-01-2026 Lafayette 180 Planned Shopping Center, Preliminary and Final Land

Development Application, Parcels 256-L-1 & 256-L-2 & 256-L-9, Zoned C-2, and modification request allowing double frontage with access on Newbury Drive and two access points on Millers Run Road, subject to the Gibson-Thomas Engineering review letter dated February, 19, 2026 and the Allegheny County review letter dated September 19, 2023 and including the language relative to a post construction traffic assessment and potential improvements that would not preclude from right in and right out.

7. ACCEPTANCE OF NEW APPLICATIONS:

- A. Review and Consider for Acceptance S-02-2026 Smith Henney Lot Line Adjustment Plan, Preliminary and Final Minor Subdivision Application, Parcels 328-G-13 & 328-G-30, Zoned R-2.**

It was moved by Kaine and seconded by Johnson with all members present voting AYE to accept application S-02-2026.

- B. Review and Consider for Acceptance PP-01-2026 Hastings Masterplan Revisions, Preliminary Land Development Application, Mayview Road, Zoned ND, Neighborhood Design.**

Linda Santoline with Hastings Neighborhood Association read a letter outlining complaints and concerns. (see attached)

It was moved by Johnson and seconded by Kaine with all members present voting AYE to accept application PP-01-2026.

- C. Review and Consider for Acceptance F-01-2026 Hastings Phase 5, Preliminary and Final Major Subdivision Application, Parcel 571-A-10, Zoned ND, Neighborhood Design.**

It was moved by Kaine and seconded by Johnson with all members present voting AYE to accept application F-01-2026.

8. OPEN DISCUSSIONS:

9. ADJOURNMENT:

It was moved by Kaine and seconded by Johnson with all members present voting **AYE** to adjourn.

John Barrett, Township Manager

Tom Iagnemma, Chairman

Date: _____

Date: _____

Statement from Hastings HNA at the Planning Commission Meeting on March 3, 2026:

My name is Linda Santoline, and I am a resident in the Hastings Community. The Hastings Neighborhood Association established a Hastings Futures Committee last year and just last month formed a Transition Team to look into progress made in the completion of our neighborhood, and to document areas of concern and identify potential deficiencies. We became aware of this meeting and plans for Phase 5 and decided it is important for us to be here, to hear about the plan and offer our brief perspective. I am speaking here – on behalf of the HNA Board, the transition team, our neighbors -- to STRESS that as you consider approving Charter's Phase 5 plan -- that so far, the homeowners have concerns about the completion, and where necessary, remediation of issues required in Phases 2-4, and even Phase 1, even though it was already turned over to the township.

We really like living in Hastings and believe that Charter generally strives to do a good job. The Hastings Neighborhood Association is active and we are working to understand the township's construction standards, the approved plans and records for our community while focusing on working with Charter and the township as Phase 4 construction winds down. We are also trying to understand how the bonds required by the township are satisfied since our neighborhood was constructed in these multiple phases.

Let me remind that according to the published plans, Hastings Phases 1-4 include 12 public roads, six of the twelve have been turned over to the township either in whole or in part. Phases 1-4 include 28 PRIVATE roads and alleys, and Phase 5 proposes two additional private roads! We are genuinely concerned about being responsible for so many private roads and alleys, over 70% of the roads in Hastings. The condition of these PRIVATE roads when they are turned over matters very much to the homeowners and our HNA. The HNA strongly believes that Braebank Street in Phase 5 should be a public road, consistent with SF construction standards, and also because it is the

only access point for municipal and public safety vehicles and intersects with Mayview Road.

Hastings Crescent Drive	Public SFT (partial)	Multiple Phases
Sray Lane	Public SFT	Phase 1
Preserve Lane	Public SFT	Phase 1
Gladwell Street	Public SFT	Phase 1
First Alley	Private	Phase 1
Thurmont Alley	Private	Phase 1
Richard Alley	Private	Phase 1
Grover Alley	Private	Phase 1
Orion Road	Public SFT (paved in 2024)	Phase 1
Allan Street	Public SFT (partial)	Multiple Phases
Sycamore Lane	Private – one way	Phase 2
Cranford Lane	Public	Phase 2
Longmore Lane	Public	Phase 2
Ashton Row	Private	Phase 2
Chartiers Run	Private	Phase 2
Bow Street	Private	Phase 2
Garden Landing	Private	Phase 2
Westcott Lane	Private	Phase 2
Picote Lane	Private	Phase 2
Preston Way	Private	Phase 3A
Lynk Alley	Private	Phase 3A
Goodwin Alley	Private	Phase 3A
Tulane Way	Private	Phase 3A
Archers Way	Private	Phase 3A
Weavers Alley	Private	Phase 3B
Masons Alley	Private	Phase 3B
Westover Way	Private	Phase 3B
Brighton Way	Private	Phase 3B
Green Lane	Private	Phase 3B
Howell Drive	Private?	Phase 3B
Broad Way	Public	Multiple Phases
Hastings Park Drive	Public	Multiple Phases

Windsfield Way	Private	Phase 4
Regis Street	Public	Phase 4
Cottage Way	Private	Phase 4
Regal Street	Public	Phase 4
Benton Way	Private	Phase 4
Everett Alley	Private	Phase 4
Levi Lane	Public	Phase 4
Finch Lane	Private	Phase 4
Braebank Street	Private	Phase 5 - Proposed
Argyll Alley	Private	Phase 5 - Proposed

So, I am going to offer some examples of our concerns; not to be considered inclusive!

As you are now aware, we are concerned about the timeline for final paving of our public and private streets and alleys – Phase 2 has had unfinished roads for over 5 years now.

We have previously informed the township that we need additional street and traffic signs-- as required by the standards and in the interest of public safety. In particular, Charter and SF Township agreed that certain streets were to have a 15 mph speed limit, yet none are posted. This includes Hastings Crescent in front of the stores where residents are very concerned about speeding. The island that exists just below Crossroads causes constant confusion for drivers and walkers and is a safety issue. We have concerns about the condition of trails and sidewalks, and the condition of existing or missing ADA compliant sidewalks and crosswalks.

The livelihood of trees throughout Hastings – a design feature of the neighborhood, is an ongoing cost and concern. Charter received a number of modifications based on their stated plan to preserve mature sycamore trees. Unfortunately, they damaged those trees during construction, forcing us to remove seven. We are afraid more will need to come down in the future. We are asking for reimbursement for the costs of removal and replacement.

There is no street light at the intersection of Mayview Road with Hastings Crescent or Hastings Park Drive and the proposed Phase 5 will include another intersection with Mayview Road that will certainly need lighting.

We are in the process of documenting these and other issues and will provide details to the Township and Charter in the coming months.

We are respectfully asking that Charter and South Fayette work with Hastings residents on these issues, and develop a plan and timely schedule to address the issues identified. The completion of items for the first four phases should not be delayed due to the addition of Phase 5 if passed, and instead addressed concurrently with the completion of Phase 4.

Thank you for your attention.