



SOUTH FAYETTE
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Planning Commission

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Planning Commission Recommendation Letter
for:
Applications # SP-02-20
Preliminary and Final Land Development Approval
of the
“Gladden Treatment Plant”

June 3, 2020

Katie Pugh

VIA E-MAIL @ katie.pugh@tetrattech.com

Reference: File # SP-02-20, Preliminary and Final approval recommendation of a mine acid water drainage treatment facility land development to be known as the “**Gladden Treatment Plant**”, located at 151 Parks Road and being known as tax Parcel ID number 401-L-23 in the Allegheny County Department of Real Estate Assessment Division system. This property is zoned C-2 - Highway Commercial District. The proposed use as a “Township-related facility” is a permitted use in this district.

Dear Katie Pugh,

At its May 28, 2020 meeting, the South Fayette Planning Commission recommended Preliminary and Final land development approval of the above referenced application File # SP-02-20, subject to the following:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
 - Mitall Division of KU Resources, Inc. review letter dated May 26, 2020, and
- Presentations as made at the Planning Commission meeting, including:
 - A loading and unloading zone in compliance with SFT Ordinance § 240-111.I must be shown upon the final plan
 - The applicant agreed to work with the local fire company to assure access for first responders is adequate.
- The following modifications and/or waivers are recommended for approval, provided they are noted upon the cover sheet of the land development plans in a format as set forth in the aforementioned KU compliance review letter including:
 - ***The planning commission recommended a modification/waiver to Zoning Ordinance § 240-98.B(1)(a) which requires a buffer yard A***

A modification/waiver is being requested to allow the existing vegetation to remain in lieu of planting the required buffer yard A.

NOTE: this modification/waiver shall also apply to § 215-42.E(17) and § 215-82.B

- ***The planning commission recommended the requested clarification to Zoning Ordinance § 240-111.I which requires the driveway and parking area to be paved.***

A clarification is being requested to verify that this requirement does not apply in this facility and therefore allow for a gravel parking lot and driveway to be installed in lieu of a paved driveway as the site is not open to the public, is a gated and fully fenced facility and has an extremely limited use by employees only.

- ***The planning commission recommended a modification/waiver to SALDO § 215-42.E(25) which requires an engineering cost estimate***

As this is a Township facility, a modification/waiver is being requested to eliminate this requirement.

- ***The planning commission recommended a modification/waiver to SALDO § 215-45 which requires a developers agreement***

As this is a Township facility, a modification/waiver is being requested to eliminate this requirement.

- ***The planning commission recommended a modification/waiver to SALDO § 215-63 Survey monuments which are required to be placed at all angles, points of curve, and points of tangent in the boundary of the subdivision.***

A modification/waiver is being requested to allow for the placement of iron pins in lieu of the required concrete monuments around the perimeter of the property. This modification shall allow for existing iron pins to be maintained as they exist at the time of approval and new iron pins to be placed at all other corners.

NOTE: As a condition of approval of the modification/waiver, the iron pins must be established or set in place, noted as existing upon the plan and thereby certified by a professional land surveyor prior to Township officials signing the plat for recording. In lieu thereof, a financial escrow shall be required to assure their placement.

The review of this application is scheduled before the South Fayette Township Board of Commissioners at its next regularly scheduled meeting on Wednesday June 10, 2020. Please submit one (1) set of any revised plans in hardcopy and in a pdf computer format, to the South Fayette Township offices by Noon on Monday June 8, 2020 to allow an updated review prior to the Board of Commissioners meeting.

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

Sincerely,
Mitall Division of KU Resources, Inc., Township Consulting Engineers

Donald R. Housley Sr., P.L.S.

Donald R. Housley, P.L.S., Representative

cc: South Fayette Township Board of Commissioners
South Fayette Township Planning Commission
John Barrett, SFT Manager
Andrew Blenko, PE, Township Engineer
Robert Garvin, SFT Township Solicitor
Jerry Brown, Managing Director, Municipal Authority of the Township of South Fayette
Leonard J White, PE, KU Resources, Inc.
Donald R Housley, Jr. KU Resource, Inc.
Lynette King, Planning and Zoning - South Fayette Township
South Fayette Township Conservation Group
Farley Wood Tetra Tech