



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

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Meeting Minutes January 27, 2022

1. **CALL TO ORDER**: Tom Iagnemma called the meeting to order at 7:00PM.

2. **ROLL CALL**:

- PRESENT: Iagnemma, Kaine, Johnson, Cerrone
- ABSENT: Noland
- ALSO PRESENT: Bob Garvin, Township Solicitor; Jason Paulovich, Gibson-Thomas Engineering; Gary Hartz, Planning Director; John Barrett, Township Manager

3. **APPROVAL OF MINUTES**: Regular meeting held on December 2, 2021.

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 December 2, 2021.

4. **OLD BUSINESS**:

5. **NEW BUSINESS**:

A. **Review and Discuss CU-02-2021 Ivybrook Academy Conditional Use, 3127 Washington Pike, Zoned C-2**

Project Description:

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.

It was moved by **Johnson** and seconded by **Kaine** with all members present voting **AYE** to recommend for approval CU-02-2021 Ivybrook Academy Conditional Use, 3127 Washington Pike, Zoned C-2.

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

Project Description:

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

It was moved by **Kaine** and seconded by **Johnson** with all members present voting **AYE** to recommend for approval SP-08-2021, Preliminary and Final Land Development Application, 180 Millers Run Road, Zoned C-2 pursuant to the Gibson-Thomas Engineering review letter dated January 5, 2022.

6. ACCEPTANCE OF NEW 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**

Project Description:

Consolidation of 3 parcels into a 68.561 acre parcel.

It was moved by Johnson and seconded by Cerrone with all members present voting **AYE** to accept application S-01-2022.

- B. Review and Consider for Acceptance S-02-2022 Scenic Ridge Farm Plan Np. 1, Preliminary and Final Subdivision Application, 1991 Berkley Ridge Drive, Zoned R-2.**

Project Description: Subdividing a 19.882 acre lot into 2 lots (19.135 acres and 0.747 acre).

It was moved by Cerrone and seconded by Johnson with all members present voting **AYE** to accept application S-02-2022.

- 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**

Project Description: Construction of a new Taco Bell Restaurant with site improvement.

It was moved by Johnson and seconded by Cerrone with all members present voting **AYE** to accept application SP-01-2022.

7. OPEN DISCUSSIONS:

8. ADJOURNMENT:

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

John Barrett, Township Manager

Date: _____

Tom Iagnemma, Chairman

Date: _____