



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

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Meeting Minutes February 25, 2021 VIRTUAL MEETING

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order.
2. **ROLL CALL:**
 - PRESENT: IAGNEMMA, JOHNSON, KAINE, NOLAND
 - ABSENT: HERNDON
 - ALSO, PRESENT: Don Housley, P.L.S, Mitall Division of KU Resources; Gary Hartz, Planning Director; Bob Garvin, Township Solicitor; John Barrett, Township Manager
3. **APPROVAL OF MINUTES:** Regular meeting held on January 28, 2021.

It was moved by **Noland** and seconded by **Johnson** with all members present voting **AYE** to approve the meeting minutes for the regular scheduled meeting on January 28, 2021.
4. **OLD BUSINESS:**
5. **NEW BUSINESS:**
 - A. **Review and discuss SP-01-2021, Land Development Application for 100 Southpointe Drive, Zoned C-2**

Project Description:

Proposed re-use of existing vacant structure (formerly tire sales) as a retail store.

It was moved by **Kaine** and seconded by **Johnson** with all members present voting AYE to recommend tabling of **S-01-2021**, Land Development Application for 100 Southpointe Drive, Zoned C-2 according to the extension request on February 25, 2021 made by Bill Moldovan of Civil & Environmental Consultants.
 - B. **Review and Discuss SP-02-2021, Land Development Application for BL Cream Co. 3115 Washington Pike, Zoned C1 and A1**

Project Description:

Change in nonconforming use of existing building from a wholesale food distribution company to wholesale distributor of flooring, wall-tile and countertop surfaces with a limited showroom facility and offices.

It was moved by **Johnson** and seconded by **Kaine** with all members voting AYE to approve **SP-02-2021**, Land Development Application for BL Cream Co. 3115 Washington Pike, Zoned C1 and B1 with the modification to use iron pins instead of concrete monuments, subject to the review letter from Mitall Division of KU Resources dated February 16, 2021. Also, the showroom is not for consumers.
 - C. **Review and Discuss SP-03-2021, Land Development Application for South Fayette Municipal Complex, Hickory Grade Road, Zoned B-1**

Project Description:

Two story office building (36,128 sf) for Township Municipal Offices and Police Department, with associated access drive, parking lot, utilities, and stormwater management facilities.

Chris Dombroskie of Civil & Environmental Consultants discussed the site and the building.

It was moved by **Johnson** and seconded by **Noland** with all members voting AYE to approve **SP-03-2021**, Land Development Application for South Fayette Municipal Complex, Hickory Grade Road, Zoned B-1 pursuant to the comments in the review letter from Mitall Division of KU Resources.

D. Review and Discuss F-01-2021, Minor/Final Petruska Subdivision Plan, 4382 Battle Ridge Road, Zoned R1

It was moved by **Kaine** and seconded by **Johnson** with all members present voting AYE to accept Application **F-01-2021**, Minor/Final Petruska Subdivision Plan, 4382 Battle Ridge Road, Zoned R1.

It was moved by **Kaine** and seconded by **Johnson** with all members present voting AYE to approve **F-01-2021**, Minor/Final Petruska Subdivision Plan, 4382 Battle Ridge Road, Zone R1 subject to the review letter from Mitall Division of KU Resources dated February 18, 2021 and allowing the use of the existing iron pins in lieu of concrete monuments.

6. ACCEPTANCE OF NEW APPLICATIONS

A. Review and discuss the acceptance of F-02-2021, Hastings Phase 3, Major Subdivision/Land Development Plan, Mayview Road, Zoned ND

It was moved by **Johnson** and seconded by **Kaine** with all members, voting AYE to accept **F-02-2021**, Hastings Phase 3, Major Subdivision/Land Development Plan, Mayview Road, Zoned ND.

7. OPEN DISCUSSIONS:

Joe Johnson asked when the township was going to eliminate the ordinance that requires concrete monuments. Don Housley explained that when the township's Comprehensive Plan is updating in the near future.

Commissioner Rodi – We are working through that process with HRG and I would appreciate any input from you all.

Mr. Barrett – We awarded a contract for engineering services which went to Gibson-Thomas Engineering. Jason Paulovich is their representative and has been observing the meeting tonight.

8. ADJOURNMENT:

It was moved by **Kaine** and seconded by **Noland** to adjourn.

Tom Iagnemma, Chairman

Date: _____

Date: _____