



Meeting Minutes
August 22, 2019

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7 p.m.
2. **ROLL CALL:**
 - PRESENT: IAGNEMMA, KAINE, HERNDON, JOHNSON (Sitting-in)
 - ABSENT:
 - ALSO PRESENT: Don Housley, P.L.S, Mitall Division of KU Resources; Bob Garvin, Township Solicitor; Shannen McKahan, Secretary

3. **APPROVAL OF MINUTES:** Regular meeting held on July 25, 2019.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting on July 25, 2019.

4. **OLD BUSINESS:**
 - A. **Review and discuss SP-03-17 Bursca Site Redevelopment, Site Plan, Washington Pike, Zoned C-2.**

Don recommended the application be denied as incomplete since it has been tabled since early 2017.

It was moved by **Herndon** and seconded by **Kaine** with all members present voting **AYE** to **deny** SP-03-17 Bursca Site Redevelopment, Site Plan, Washington Pike, Zoned C-2 without prejudice to the applicant reapplying in the future.

5. **NEW BUSINESS:**

A motion was made by Kaine and seconded by Herndon with all members present voting AYE to discuss item “F” first and item “E” second.

- A. **Review and discuss F-07-19 Newbury Plan of Lots 16th Revision, Minor Subdivision, Celebration Circle, Zoned PED.**

There is a slight revision in the lot line between two homes on Celebration Circle. The distance between the two homes needs to comply with the Township Code rather than the distance between the house and property lines since they are zoned PED. Vaugh Schultz, a representative from Newbury’s HOA, voiced concerns over the application not being reviewed by the HOA prior to the plan being submitted to the Township. There was also a concern that the new owner of lot 121 could oppose this plan since it results in a smaller backyard. Dave Sabastian, C.E.C., agreed to correspond with the HOA since their bylaws state that they

should review and approve of lot line changes. The HOA should submit in writing any objections to this plan to the Board of Commissioners prior to the September meeting.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** F-07-19 Newbury Plan of Lots 16th Revision, Minor Subdivision, Celebration Circle, Zoned PED in accordance to the Mitall Division of KU Resources review letter dated August 8, 2019 with the submission of any objections from the HOA prior to the Board of Commissioners meeting.

B. Review and discuss SP-03-19 Xtreme Car and Truck Addition, Land Development Site Plan, 150 Millers Run Road, Zoned C-2.

Mike Chabalie, the owner, is proposing a 2,250 square foot addition to the existing Xtreme Car and Truck commercial building. A variance was granted for a 15-foot side yard setback and a 25-foot rear yard setback. A site lighting and landscape plan was not provided but the applicant confirmed that lighting is provided around the parking areas. Mike asked if they could place a sidewalk toward the Newbury side entrance which will connect to an existing crosswalk. The sidewalk will direct people into the site and not toward the bridge for Interstate 79. Tom asked about traffic or pedestrian issues related to their property abutting Newbury. Mike mentioned a lot of traffic trying to reach Newbury being directed onto his site, but a throughway is not provided. Don suggested they submit a proposal for a connection and Newbury could possibly work with them on an access into their development.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** SP-03-19 Xtreme Car and Truck Addition, Land Development Site Plan, 150 Millers Run Road, Zoned C-2 in accordance with the Mitall Division of KU Resources review letter dated August 13, 2019 with the addition of the sidewalk at the entrance in front of Xtreme but not extending the entire way toward I-79.

C. Review and discuss SP-05-19 Gladden Treatment Plant, Land Development Site Plan, Parks Road, Zoned C-2.

The South Fayette Township Conservation Group has preliminary approval of a federal grant to construct a treatment plant that will clean stream water from Millers Run and place it back into the stream. Removed iron will be placed back into the mines. Approximately 750 gallons per minute will be processed and placed back into the stream. Once the group receives funding a full land development plan will be submitted for final approval.

It was moved by **Herndon** and seconded by **Kaine** with all members present voting **AYE** to preliminarily **approve** SP-05-19 Gladden Treatment Plant, Land Development Site Plan, Parks Road, Zoned C-2 in accordance with the Mitall Division of KU Resources review letter dated August 18, 2019.

D. Review and discuss SP-06-19 & F-08-19 Colussy Chevrolet Addition, Consolidation and Land Development Site Plan, 3075 & 3089 Washington Pike, Zoned C-2.

The applicant is proposing to consolidate 322-K-8 and 322-K-11 for the purpose of constructing an addition where the current lot line is located. Currently there is a commercial building on each property and the addition will connect the two structures.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** F-08-19 Colussy Chevrolet Addition, Consolidation Plan, 3075 & 3089 Washington Pike, Zoned C-2 in accordance with the Mitall Division of KU Resources review letter dated August 8, 2019.

The applicant proposes to demolish the existing PNC bank and construct a 7,545 square foot addition. They are requesting waivers for concrete monuments and sidewalks along Washington Pike. They will slightly alter the lighting on the site. Kim Gales and the Township are going to submit a LOMAR to FEMA since there is an error in the floodplain location. The addition will be used as a collision center to repair vehicles. A parking lot is proposed in front of the buildings where the bank is currently located for display of their vehicles. Tom asked if pedestrian traffic had the ability to walk through the site since there are no sidewalks in the area. The applicant said they do have pedestrian traffic through the parking lots and the grass area that is part of PennDOT right-of-way. The increase in impervious surface area still complies with Township Code.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** SP-06-19 Colussy Chevrolet Addition, Land Development Site Plan, 3075 & 3089 Washington Pike, Zoned C-2 in accordance with the Mitall Division of KU Resources review letter August 14, 2019 with the approval of the waivers to the concrete monument and sidewalk requirements.

E. Review and discuss F-09-19 Cuddy Partners Plan No. 2, Minor Subdivision Plan, Millers Run Road, Zoned PED.

This plan involves consolidating and subdividing several parcels for the proposed Research and Technology Park previously discussed. The applicant is requesting for this plan to be considered a minor subdivision by modification since they are adjusting property lines and not requesting land development approvals. The applicant will be requesting waivers/modifications on the concrete monument and sidewalk requirements when the land development application is submitted for the proposed vehicle test track.

It was moved by **Herndon** and seconded by **Kaine** with all members present voting **AYE** to **approve** F-09-19 Cuddy Partners Plan No. 2, Minor Subdivision Plan, Millers Run Road, Zoned PED in accordance with the Mitall Division of KU Resources review letter dated August 18, 2019.

F. Review and discuss CU-04-19 Former Campbells Airport Site, Conditional Use, 700 Millers Run Road, Zoned PED.

Mitall Division completed a technical review since KU Resources submitted the conditional use plan. Cuddy Partners submitted this plan for the creation of a Planned Research and Technology Park on the Former Campbells Airport Site at 700 Millers Run Road. The site is approximately 429 acres. Land development plans will be submitted in the future based on approvals granted through the conditional use process.

Tammy Ribar (Houston Harbaugh), Tysen Miller (KU Resources), and Paul Anderson (proposed buyer) discussed the proposed use and development the property. Approximately 429 acres out of 537 acres will be developed for an autonomous vehicle test track facility. The test track will not endanger surrounding landowners or residences, noise levels will be below the Township minimum (maximum?), illumination and property buffers will also comply with Township standards. There will be a 200-foot setback along the property since the surrounding parcels are zoned residential. Paul Anderson described the need for safety and autonomous vehicle testing and how their goal is to set the standard for the industry through this testing. The

site will be fenced and not open or visible to the public. They plan to have maintenance areas, offices, storage and staging areas. The facility will provide many high-tech/high-paying jobs.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** CU-04-19 Former Campbells Airport Site, Conditional Use, 700 Millers Run Road, Zoned PED as part of the Planned Research and Technology Park and in accordance with the Mitall Division of KU Resources review letter dated August 16, 2019.

6. ACCEPTANCE OF NEW APPLICATIONS

- A. Accept CU-05-19 The Steeping Leaf Bistro, Conditional Use, 536 Millers Run Road, Zoned R-4.

The applicant is proposing a retail space below the apartments at 536 Millers Run Road.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **accept** CU-05-19 The Steeping Leaf Bistro, Conditional Use, 536 Millers Run Road, Zoned R-4.

7. OPEN DISCUSSIONS

- A. Review and discuss updated Township Standard Details.

The Planning Commission agreed to pass the standards on to the Board of Commissioners for review.

It was moved by **Herndon** and seconded by **Kaine** with all members present voting **AYE** to **recommend** the updated Township Standard Details to the Board of Commissioners for review.

David Spear owns 18 acres by the cookie factory on Mayview Road. He has been discussing with the Township his plan to create a pickleball court and youth ice rink on the property. The property will need to be rezoned.

The Board of Commissioners appointed two new members (Joseph Johnson & Jamey Noland) and one alternate (Mark Sanders) to the Planning Commission. Andrew Blenko was hired as the Director of Planning and Engineering for the Township.

Tom asked if a new Comprehensive Plan is being discussed since the current one was adopted in 2013. John Barrett and Don Housley agreed that it is something that should be discussed in the near future.

8. ADJOURNMENT:

It was moved by **Herndon** and seconded by **Kaine** with all members present voting **AYE** to adjourn the meeting at approximately 9:10 p.m.

John Barrett, Township Manager

Date: _____

Tom Iagnemma, Chairman

Date: _____