



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

May 19, 2022 - 7 P.M.

Planning Commission Meeting Agenda

1. CALL TO ORDER

2. ROLL CALL

Tom Iagnemma, Chairman
Doug Kaine, Secretary
Joseph Johnson
Jamey Noland
Danny Cerrone Jr.
Jason Paulovich
Robert Garvin, Esq.

3. APPROVAL OF MINUTES

Documents:

[4-28-2022 PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

- A. Review And Discuss SP-01-2022 South Fayette Taco Bell, Preliminary And Final Land Development Application, 177 Millers Run Road, Zoned C-2.
Construction of a new Taco Bell restaurant with site improvements in the South Fayette Commons Planned Shopping Center Development.

Documents:

[APPLICATION SP-01-2022 TACO BELL.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[UPDATED SITE PLANS.PDF](#)
[TACO BELL QUEUE EXHIBIT.PDF](#)
[TACO BELL QUEUE EXHIBIT \(2\).PDF](#)
[PLAT.PDF](#)
[TB BRIDGEVILLE EXTERIOR ELEVATIONS.PDF](#)
[BOND COST ESTIMATE.PDF](#)
[GATEWAY TRAFFIC REVIEW \(1\) 2-18-22.PDF](#)
[GATEWAY TRAFFIC REVIEW \(2\) 4-22-22.PDF](#)
[GATEWAY TRAFFIC REVIEW \(3\) 5-11-22.PDF](#)
[GTE REVIEW LETTER 2-11-2022.PDF](#)
[GTE REVIEW REVISED 4-11-2022.PDF](#)
[MASFT COMMENTS.PDF](#)
[P2.0 WASTE AND VENT PLAN.PDF](#)
[BRIDGEVILLE PA TACO BELL LEASE SIGNED_REDACTED.PDF](#)

5. NEW BUSINESS

- A. Review And Discuss CU-02-2022 Apex Newbury Apartments, Conditional Use Application, Parcel 256-E-50, Zoned PED.
Application to construct a 416 unit Apartment Complex with associated parking, utilities and stormwater management.

Documents:

[APPLICATION CU-02-2022.PDF](#)
[NARRATIVE.PDF](#)
[LAND DEVELOPMENT PLAN.PDF](#)
[GTE REVIEW LETTER \(05-06-2022\).PDF](#)

- B. Review And Discuss SP-03-2022 Apex Newbury Apartments, Preliminary And Final Land Development Application, Parcel 256-E-50, Zoned PED.
Land Development Application to construct a 416 unit Apartment Complex with associated parking, utilities and stormwater management.

Documents:

[APPLICATION SP-03-2022.PDF](#)
[PROJECT NARRATIVE.PDF](#)
[LAND DEVELOPMENT PLANS 4-27-22.PDF](#)
[SCHEMATIC DESIGN.PDF](#)
[APEX NEWBURY APTS ELEVATIONS.PDF](#)
[SITE GRADING PLAN \(1\).PDF](#)
[SITE GRADING PLAN \(2\).PDF](#)
[USGS SITE LOCATION.PDF](#)
[WETLAND REPORT.PDF](#)
[GEOTECH REPORT 6-4-21.PDF](#)
[GEOTECH REPORT 4-6-22.PDF](#)
[PART 1 PCSM NARRATIVE.PDF](#)
[PART 2 PCSM NARRATIVE.PDF](#)
[MATSF PMC APPROVAL.PDF](#)
[KLH ENGINEERS SANITARY SEWER PLAN REVIEW 5-12-2022.PDF](#)
[PAW AVAILABILITY.PDF](#)
[PEOPLES GAS - GAS AVAILABILITY.PDF](#)
[GATEWAY TRAFFIC REVIEW LETTER 5-12-2022.PDF](#)
[TIS APPROVAL 4-18-22.PDF](#)
[GTE FINAL REVIEW LETTER 05-10-2022.PDF](#)
[ACED REVIEW LETTER.PDF](#)
[MUNICIPAL NOTIFICATION FOR 102 PERMITS.PDF](#)
[ZONING HEARING BOARD DECISION - SIGNED.PDF](#)
[SPECIAL WARRANTY DEED \(RECORDED\).PDF](#)

- C. Review And Discuss SP-04-2022 The Piazza, Preliminary And Final Land Development Application, Parcels 256-R-3, 256-R-7 And 256-S-4, Zoned C-2.
Land Development Application to revise the previously approved Land Development Application for The Piazza, Planned Shopping Center.

Documents:

[APPLICATION SP-04-2022.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[NARRATIVE.PDF](#)

AMENDED FINAL LAND DEVELOPMENT PLANS -.PDF
SITE LOCATION MAP.PDF
APPROVED VARIANCES AND MODIFICATIONS.PDF
GATEWAY TRAFFIC REVIEW 2022-05-11.PDF
GTE REVISED LETTER WITH TRAFFIC COMMENT 05-11-2022.PDF
SP-04-2022 _MATSF COMMENTS.PDF
AC COMMENTS (SUBDIVISION AND LAND DEVELOPMENT).PDF
INTERIM GEOTECHNICAL MEMORANDUM.PDF
UTILITY AVAILABILITY LETTER.PDF
DEP APPROVAL LETTER.PDF
WATERS DELINEATION.PDF
DEED.PDF

- D. Review And Discuss S-04-2022 Michael J. Francis Sullivan, Preliminary And Final Major Subdivision Application, Parcel 486-G-2, Zoned R-1.

Subdivision of a 133.08546 acre parcel that is located in both South Fayette Township and Cecil Township. The parcel will be subdivided into a total of 6 lots, 3 of which will be located in South Fayette Township, totaling 64.177 acres.

Documents:

APPLICATION S-04-2022.PDF
AGENT AUTHORIZATION.PDF
PLAN OF LOTS.PDF
GTE REVIEW LETTER (05-06-2022).PDF
S-04-2022 MICHAEL J. FRANCIS SULLIVAN_MATSF COMMENTS.PDF
AC COMMENTS.PDF

- E. Review And Discuss S-05-2022 The Piazza Consolidation Plan, Parcels 256-R-3 And 256-S-4, Zoned C-2.

Consolidation of 2 parcels into 1.

Documents:

APPLICATION S-05-2022.PDF
AGENT AUTHORIZATION.PDF
PLAN OF LOTS.PDF
SITE LOCATION MAP.PDF
UTILITY AVAILABILITY LETTERS.PDF
DEP APPROVAL LETTER.PDF
GTE REVIEW LETTER (S-05-2022) 05-06-2022.PDF
MATSF COMMENTS.PDF
AC COMMENTS (SUBDIVISION AND LAND DEVELOPMENT).PDF
DEED.PDF
SPECIAL WARRANTY DEED.PDF

6. ACCEPTANCE OF APPLICATIONS

7. OPEN DISCUSSION

8. ADJOURNMENT