



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

JUNE 8, 2022 – 7:00 PM

BOARD OF COMMISSIONERS MEETING AGENDA

1. PUBLIC HEARING

- A. CU-02-2022, CONDITIONAL USE APPLICATION SUBMITTED BY APEX NEWBURY, LLC TO APPLY AN OPEN SPACE DESIGN COMPONENT IN THE PED ZONING DISTRICT TO CONSTRUCT MIDRISE APARTMENTS

Documents:

[Application CU-02-2022.Pdf](#)

[Narrative.pdf](#)

[Land Development Plan.pdf](#)

[GTE Review Letter \(05-06-2022\).Pdf](#)

[PC Recommendation Letter - Apex Newbury Apartments Conditional Use \(05-24-2022\) CU-02-2022.Pdf](#)

2. CALL TO ORDER

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. SWEARING IN OF NEW POLICE OFFICER NICK WALTER

6. PUBLIC COMMENT *

7. CORRESPONDENCE

- A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Documents:

[2022-05 ORVFD Township Report.pdf](#)

- B. SOUTHBRIDGE EMS REPORT

Documents:

8. CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

Documents:

[May 11, 2022.Pdf](#)

B. PAYMENT OF BILLS

Documents:

[Check Detail 2022.05.31.Pdf](#)
[P-Card Purchases 2022.05.27 Stmt.pdf](#)

C. FINANCIAL REPORTS

D. BANK ACCOUNT BALANCES

Documents:

[Bank Balances Summary 2022.05.31.Pdf](#)

9. DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Documents:

[Building Permit Details Report May 2022.Pdf](#)
[Building Permit Report May 2021-2022.Pdf](#)

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Documents:

[June 2022 Monthly Communications And Community Development Monthly Report.pdf](#)

C. ENGINEER'S REPORT

Documents:

[Engineer Monthly Report - June 2022.Pdf](#)

D. PARKS & RECREATION REPORT

Documents:

[May Parks And Recreation Department.pdf](#)

E. POLICE REPORT

Documents:

[Police Report.pdf](#)

F. PUBLIC WORKS REPORT

Documents:

[May 2022 Public Works Monthly Report.pdf](#)

G. REQUEST TRACKER REPORT

Documents:

[RequestTracker Items Submitted May 6 2022 To June 6 2022.Pdf](#)

H. ASSISTANT MANAGER'S REPORT

Documents:

[Asst. Managers Report June Updates.pdf](#)

I. MANAGER'S REPORT

Documents:

[Managers Report.pdf](#)

10. OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER ORDINANCE 2022-02, REZONING 111 MORGAN HILL ROAD, PARCEL 325-H-8 FROM R-3 MEDIUM DENSITY ZONING TO I-P INDUSTRIAL PARK ZONING

Documents:

[Ordinance 2022-02, Rezoning111 Morgan Hill Rd.docx.pdf](#)

B. DISCUSS AND CONSIDER SP-01-2022, SOUTH FAYETTE TACO BELL, PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION, 177 MILLERS RUN ROAD, ZONED C-2

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](#)
[PC Approval Letter - South Fayette Taco Bell \(05-19-2022\) SP-01-2022.Pdf](#)

11. NEW BUSINESS

- A. DISCUSS AND CONSIDER CU-02-2022, CONDITIONAL USE APPLICATION SUBMITTED BY APEX NEWBURY, LLC TO APPLY AN OPEN SPACE DESIGN COMPONENT IN THE PED ZONING DISTRICT TO CONSTRUCT MIDRISE APARTMENTS

Documents:

[Application CU-02-2022.Pdf](#)
[Narrative.pdf](#)
[Land Development Plan.pdf](#)
[GTE Review Letter \(05-06-2022\).Pdf](#)
[PC Recommendation Letter - Apex Newbury Apartments Conditional Use \(05-24-2022\) CU-02-2022.Pdf](#)

- B. DISCUSS AND CONSIDER SP-03-2022, APEX NEWBURY APARTMENTS, PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION, PARCEL 256-E-50, ZONED PED

Documents:

[Application SP-03-2022.Pdf](#)
[Project Narrative.pdf](#)
[Land Development Plans.pdf](#)
[Schematic Design.pdf](#)
[Apex Newbury Apts Elevations.pdf](#)
[Site Grading Plan \(1\).Pdf](#)
[Site Grading Plan \(2\).Pdf](#)
[USGS SITE LOCATION.pdf](#)
[WETLAND Apex Newbury Apartments 101321.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](#)
[PC Approval Letter - Apex Newbury Final Plans \(05-26-2022\) SP-03-2022.Pdf](#)

- C. DISCUSS AND CONSIDER S-04-2022, MICHAEL J. FRANCIS SULLIVAN, PRELIMINARY AND FINAL MAJOR SUBDIVISION APPLICATION, PARCEL 486-G-2, ZONED R-1

Documents:

[Application S-04-2022.Pdf](#)
[Agent Authorization.pdf](#)
[Plan Of Lots.pdf](#)
[GTE Review Letter \(05-06-2022\).Pdf](#)
[GTE Review Letter \(2\) \(05-31-2022\).Pdf](#)
[S-04-2022 Michael J. Francis Sullivan MATSF Comments.pdf](#)
[AC Comments.pdf](#)
[PC Recommendation Letter - Michael J. Francis Sullivan Plan Of Lots \(05-26-2022\)S-04-2022.Pdf](#)

- D. DISCUSS AND CONSIDER S-05-2022, THE PIAZZA CONSOLIDATION PLAN, PARCELS 256-R-3 AND 256-S-4, ZONED C-2

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](#)
[GTE-Review \(2\) \(S-05-2022\) 06-02-2022.Pdf](#)
[MATSF Comments.pdf](#)
[AC Comments \(Subdivision And Land Development\).Pdf](#)
[Deed.pdf](#)
[Special Warranty Deed.pdf](#)
[PC Approval Letter - Piazza Subdivision Plan \(05-26-2022\) S-05-2022.Pdf](#)

- E. DISCUSS AND CONSIDER 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

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](#)
[PC Approval Letter - Piazza Amended Final Development Plan \(05-26-2022\)
SP-04-2022.Pdf](#)

F. DISCUSS AND CONSIDER RESOLUTION 2022-13, OFFICIAL SEWAGE FACILITIES PLAN

Documents:

[Resolution 2022-13, Sewage Facilities Plan.pdf](#)

G. DISCUSS AND CONSIDER A MOTION TO RATIFY AN UPDATED INVESTMENT POLICY STATEMENT THAT SETS FORTH THE OBJECTIVES, POLICIES AND GUIDELINES FOR THE INVESTMENT OF ASSETS FOR THE SOUTH FAYETTE POLICE PENSION FUND

Documents:

[Investment Policy Statement.pdf](#)

H. DISCUSS AND CONSIDER A MOTION TO AMEND THE AGENDA TO ADD A MOTION TO ADVERTISE FOR A PUBLIC WORKS DIRECTOR

I. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR A PUBLIC WORKS DIRECTOR

12. PUBLIC COMMENT*

13. BOARD DISCUSSION

14. SOLICITOR'S REPORT

15. ADJOURNMENT & EXECUTIVE SESSION

* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes. The Board will not respond to questions during this session, but will only hear public comment.

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