



SOUTH FAYETTE **T O W N S H I P**

A Community Growing Together

September 22, 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:

[8-25-2022 PC MTG MINUTES.PDF](#)

4. OLD BUSINESS

5. NEW BUSINESS

- A. Review And Discuss S-06-2022 Municipal Complex Consolidation Plan, Preliminary And Final Minor Subdivision Application, Parcels 323-J-100 And 323-J-110, Zoned R-2.
Re-consolidation of parcels 323-J-100 and 323-J-110 into a single parcel.

Documents:

[APPLICATION S-06-2022.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[CONSOLIDATION PLAN 9-14-2022.PDF](#)
[ALLEGHENY COUNTY REVIEW LETTER MUNICIPAL COMPLEX](#)
[CONSOLIDATION PLAN 22-285 SU.PDF](#)
[MASFT REVIEW.PDF](#)
[AC COMMENTS ADDRESS - EMAIL.PDF](#)

- B. Review And Discuss S-07-2022 Desmet Plan Of Lots #1 Second Revision Consolidation Plan, Preliminary And Final Minor Subdivision Application, 1128 Mohawk Road, Zoned R-2.

Consolidate residential lot with existing house with an adjacent empty lot and portion of owner's remaining 22+/- acre parcel to create a larger lot to make the square footage necessary to build a garage.

Documents:

APPLICATION S-07-2022.PDF
AGENT AUTHORIZATION.PDF
PLAN OF LOTS.PDF
ALLEGHENY COUNTY REVIEW LETTER.PDF
GTE REVIEW LETTER 9-15-2022.PDF
MATSF - NO COMMENTS.PDF
DEED.PDF

- C. Review And Discuss SP-05-2022 Chrome Federal Credit Union, Preliminary And Final Land Development Application, Parcel 256-K-21, Zoned C-2.
Development of Credit Union, with parking and stormwater controls.

Documents:

APPLICATION SP-05-2022.PDF
AGENT AUTHORIZATION.PDF
SITE PLAN.PDF
ELEVATIONS.PDF
IMPACT STATEMENT.PDF
NPDES.PDF
TIA REPORT.PDF
GATEWAY TRAFFIC REVIEW.PDF
POST CONSTRUCTION STORM WATER MANAGEMENT PLAN.PDF
ALLEGHENY COUNTY COMMENTS.PDF
GTE REVIEW 1 (09-15-2022).PDF
MATSF REVIEW.PDF
AGREEMENT OF SALE.PDF

- D. Review And Discuss Proposed Ordinance.

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA AMENDING, CHAPTER 240, ZONING, OF THE SOUTH FAYETTE CODE OF ORDINANCES, BY AMENDING ARTICLE II, DEFINITIONS, SECTION 240-9, PARTICULAR MEANINGS, TO ADD DEFINITIONS FOR A “AGE RESTRICTED HOUSING COMMUNITY” AND A “MIXED USE DEVELOPMENT”; AMENDING ARTICLE X, PED PLANNED ECONOMIC DEVELOPMENT DISTRICT, SECTION 240-57, AUTHORIZED USES, TO ADD SECTION 240-57.A.(1).(f)(6) AUTHORIZING A MIXED USE DEVELOPMENT AS A PRINCIPAL USE PERMITTED BY CONDITIONAL USE AND PROVIDING FOR CERTAIN RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED USES IN A MIXED USE DEVELOPMENT; AMENDING ARTICLE X, PED PLANNED ECONOMIC

DEVELOPMENT DISTRICT, SECTION 240-57A.(2), AUTHORIZED USES, ACCESSORY USES, TO AUTHORIZE A COMMUNITY CENTER AS AN ACCESSORY USE WITHIN AN AGE RESTRICTED HOUSING COMMUNITY; AMENDING ARTICLE X, PED PLANNED ECONOMIC DEVELOPMENT DISTRICT, SECTION 240-57.B. CONDITIONAL USES, BY THE ADDITION OF SECTION 240-57-B. 1(d) (6) TO PERMIT A MIXED USE DEVELOPMENT AS A CONDITIONAL USE IN A PLANNED ECONOMIC DEVELOPMENT; AND AMENDING ARTICLE X, PED PLANNED ECONOMIC DEVELOPMENT DISTRICT; SECTION 240-58, AREA AND BULK REGULATIONS, TO ESTABLISH AREA AND BULK REGULATIONS AND SPECIAL REGULATIONS FOR A MIXED USE DEVELOPMENT AND A AGE-RESTRICTED HOUSING COMMUNITY

Documents:

[TOWNSHIP OF SOUTH FAYETTE 08.18.2022.PDF](#)

6. ACCEPTANCE OF APPLICATIONS

- A. Review And Consider For Acceptance S-08-2022 Farrell-Evans Consolidation Plan, Preliminary And Final Minor Subdivision Application, 304 Martha Street, Zoned R-3. Consolidate two lots into 1.

Documents:

[APPLICATION S-08-2022.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[22-071 PLAN FINAL.PDF](#)
[MATSF REVIEW.PDF](#)
[DEED.PDF](#)

- B. Review And Consider For Acceptance S-09-2022 Parks Road Subdivision/Consolidation Plan, Preliminary And Final Minor Subdivision Application, 202 Parks Road, Zoned C-2. Subdivision and Consolidation of multiple tracts.

Documents:

[APPLICATION S-09-2022.PDF](#)
[FINAL PLAN.PDF](#)
[DEED.PDF](#)

7. OPEN DISCUSSION

8. ADJOURNMENT