



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

**January 22, 2026 - 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, Gibson-Thomas Engineering  
Chris Seymour, Dodaro, Matta & Cambest, P.C.

3. PLEDGE OF ALLEGIANCE

4. OLD BUSINESS

5. NEW BUSINESS

- A. Review And Discuss S-09-2025 South Fayette Township School District, Preliminary And Final Minor Subdivision/Consolidation Application, Parcels 327-E-1 & 404-C-1, Zoned CD-1, Conservation.

Consolidation of 2 parcels into 1.

Documents:

APPLICATION S-09-2025.PDF  
AGENT AUTHORIZATION.PDF  
SUBDIVISION-CONSOLIDATION.PDF  
GTE REVIEW LETTER 1-15-2026.PDF  
ALLEGHENY COUNTY REVIEW LETTER 1-7-2026.PDF  
REVIEW REFERRAL S-09-2025 SOUTH FAYETTE TOWNSHIP PRIMARY  
SCHOOL SUBDIVISION-CONSOLIDATION PLAN MATSF.DOC  
DBV12530-113.PDF  
DBV13087-134.PDF  
PBV 272- PG66.PDF

- B. Review And Discuss The Attached Ordinance Amending And Restating Various Sections In Chapter 240, Zoning.

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, amending and restating Chapter 240, Zoning, Article IV R-1 Rural Residential District, Section 240-16 and Article X, PED Planned Economic Development District, Sections 240-56 through 240-62, amending its Zoning Ordinance, setting forth various**

**regulations to update and modernize the PED District's boundaries and approved uses as well as adjusting the R-1 Rural Residential District's area and bulk regulations; Amending the Township's official Zoning Map to adjust the PED District boundaries and to change an existing residential area in Sturgeon from commercial zoning to residential; Amending Article XVI to add supplemental regulations for Data Centers.**

Documents:

[ORDINANCE DRAFT UPDATED 12.12.2025.PDF](#)  
[PROPOSED PED.PDF](#)  
[EXISTING PED.PDF](#)  
[STURGEON ZONING.PDF](#)

## 6. ACCEPTANCE OF APPLICATIONS

- A. Review And Consider For Acceptance S-01-2026 Second Revision To The Kosky Plan Of Lots, Preliminary And Final Minor Subdivision Application, Parcels 256-L-2, 256-L-1, Zoned C-2.

Documents:

[APPLICATION S-01-2026.PDF](#)  
[AGENT AUTHORIZATION FORM.PDF](#)  
[SUBDIVISION.PDF](#)  
[DEED.PDF](#)  
[SALES AGREEMENT.PDF](#)

- B. Review And Consider For Acceptance SP-01-2026 Lafayette 180 Planned Shopping Center, Preliminary And Final Land Development Application, Parcels 256-L-2, 256-L-1, Zoned C-2.

Documents:

[APPLICATION SP-01-2026.PDF](#)  
[AGENT AUTHORIZATION FORM.PDF](#)  
[LAND DEVELOPMENT PLANS \(REDUCED SIZE\).PDF](#)  
[ELEVATION RENDERINGS.PDF](#)  
[TIS ADDENDUM COMPLETE.PDF](#)  
[TRAFFIC IMPACT STUDY\\_PROPOSED RETAIL - SOUTH FAYETTE TOWNSHIP TIS.PDF](#)  
[2022-01-14 GEOTECHNICAL REVIEW MEMO.PDF](#)  
[2026-01-12 NPDES MAJOR MODIFICATION APPROVAL.PDF](#)  
[WETLAND DELINEATION.PDF](#)  
[UTILITY AVAILABILTY LETTERS.PDF](#)  
[DEED.PDF](#)  
[SALES AGREEMENT.PDF](#)

## 7. OPEN DISCUSSION

## 8. ADJOURNMENT