



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 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 FINAL DRAFT.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