



**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