



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Planning Commission

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### Meeting Minutes January 22, 2026

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:00PM.

2. **ROLL CALL:**

- PRESENT: Iagnemma, Kaine, Johnson, Noland, Cerrone
- ABSENT:
- ALSO PRESENT: Chris Seymour, Dodaro, Matta, & Cambest, P.C.; Jason Paulovich, Gibson-Thomas Engineering, Gary Hartz, Planning Director

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES:**

**Regular meeting held on December 18, 2025.**

It was moved by **Noland** and seconded by **Johnson** with all members present voting AYE to approve the Meeting minutes for the regular scheduled meeting on December 18, 2025.

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

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

Project Description: Consolidation of 2 parcels into 1.

It was moved by **Kaine** and seconded by **Noland** with all members present voting **AYE** to recommend for approval S-09-2026 South Fayette Township School District, Preliminary and Final Minor Subdivision/Consolidation Application, Parcels 327-E-1 & 404-C-1, Zoned CD-1, Conservation, with a request to modify the requirement for spot elevations, subject to the Gibson-Thomas Engineering review letter dated January 15, 2026 and the Allegheny County review letter dated January 7, 2026.

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.

*John Barrett, Township Manager, briefed on the proposed Ordinance. He informed the board that no action will be taken on this tonight so they have time to review the Ordinance.*

**7. ACCEPTANCE OF NEW APPLICATIONS:**

- A. Review and Consider for Acceptance S-01-2026 Second Revision to the Kosky Plan of Lots, Preliminary and Final Final Minor Subdivision Application, Parcels 256-L-2 & 256-L-1, Zoned C-2.**

It was moved by **Cerrone** and seconded by **Kaine** with all members present voting **AYE** to accept application S-01-2026.

- 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.**

*Danny Cerrone expressed his concerns with the traffic at Newbury, as he had with their original submission.*

It was moved by **Cerrone** and seconded by **Kaine** with all members present voting **AYE** to accept application SP-01-2026.

**8. OPEN DISCUSSIONS:**

**9. ADJOURNMENT:**

It was moved by **Cerrone** and seconded by **Noland** with all members present voting **AYE** to adjourn.

\_\_\_\_\_  
John Barrett, Township Manager

Date: \_\_\_\_\_

\_\_\_\_\_  
Tom Iagnemma, Chairman

Date: \_\_\_\_\_