



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

www.southfayettepa.com

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 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: _____