



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Planning Commission

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### Meeting Minutes February 24, 2022

1. **CALL TO ORDER**: Joseph Johnson called the meeting to order at 7:20PM.

2. **ROLL CALL**:

- PRESENT: Johnson, Noland, Cerrone
- ABSENT: Iagnemma, Kaine
- ALSO PRESENT: Bob Garvin, Township Solicitor; Jason Paulovich, Gibson-Thomas Engineering; Gary Hartz, Planning Director; John Barrett, Township Manager

3. **APPROVAL OF MINUTES**: Regular meeting held on January 27, 2022.

Cerrone informed that the minutes needed amended to show that Johnson was present at the January 27, 2022 meeting.

It was moved by **Cerrone** and seconded by **Noland** with all members present voting **AYE** to approve the meeting minutes for the regular scheduled meeting on January 27, 2022 as amended.

4. **OLD BUSINESS**:

5. **NEW BUSINESS**:

**A. Review and Discuss S-10-2022 Janocha Consolidation Plan, Preliminary and Final Minor Subdivision Application, 740 Hickory Grade Road, Zoned R-1**

Project Description:

Consolidation of 3 parcels into a 68.561 acre parcel.

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to recommend for approval S-01-2022 Janocha Consolidation Plan, Preliminary and Final Minor Subdivision Application, 740 Hickory Grade Road, Zoned R-1 pursuant to the Gibson-Thomas Engineering review letter dated February 22, 2022.

**B. Application S-02-2022 Withdrawn from Applicant on February 8, 2022**

Project Description:

Applicant requested to withdraw application via email on February 8, 2022 with the intention of revising and resubmitting at a future date.

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to accept the withdrawal of Application S-02-2022.

**C. Review and Discuss SP-01-2022 South Fayette Taco Bell, Preliminary and Final Land Development Application, 177 Millers Run Road, Zoned C-2**

Project Description:

Construction of a new Taco Bell restaurant with site improvements.

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to table SP-01-2022 South Fayette Taco Bell, Preliminary and Final Land Development Application, 177 Millers Run Road, Zoned C-2 until the March 24, 2022 Planning Commission Meeting.

**D. Review and Discuss Re-Approval of SP-10-2020 Lot 179 & 180 Hastings, Zoned ND-Neighborhood Design**

Project Description:

Proposed changed to Lot 179 to construct two buildings versus one.

It was moved by Noland and seconded by Cerrone with all members present voting AYE to recommend for re-approval of SP-10-2020 Lot 179 & 180 Hastings, Zoned ND-Neighborhood Design pursuant to the Gibson-Thomas Engineering review letter dated February 22, 2022 and subject to the confirmation on parking counts.

**6. ACCEPTANCE OF NEW APPLICATIONS:**

**A. Review and Consider for Acceptance SP-02-2022 Hotel at Newbury Market, Preliminary and Final Land Development Application, Zoned PED**

Project Description:

Development of a hotel on 4.158 acres of the Newbury Market site.

**Applicant requested to withdraw their application on February 24, 2022 via email.**

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to accept the withdrawal of Application SP-02-2022.

**7. OPEN DISCUSSIONS:**

**Discussion with HRG concerning the updated Comprehensive Plan.**

Mr. Barrett informed that he rescheduled HRG until the next Planning Commission meeting so that all members could be present.

**8. ADJOURNMENT:**

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

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

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Tom Iagnemma, Chairman

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

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