



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

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Meeting Minutes March 24, 2022

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

2. **ROLL CALL**:

- PRESENT: Iagnemma, Kaine, Johnson, Cerrone
- ABSENT: Noland
- 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 February 24, 2022.

It was moved by **Cerrone** and seconded by **Johnson** with all members present voting **AYE** to approve the meeting minutes for the regular scheduled meeting on February 24, 2022.

4. **OLD BUSINESS**:

A. **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 in the South Fayette Commons Shopping Center Development.

Bob Garvin informed that the Township received an email dated March 22 from the applicant, Michael Orie, requesting to table and the granting of an extension waiver for time limitations. Mr. Garvin suggested that motion should be to table and to grant the extension waiver to the May 11, 2022 Board of Commissioners Meeting.

It was moved by **Kaine** and seconded by **Johnson** 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 and to grant an extension waiver to the May 11, 2022 Board of Commissioners Meeting.

5. **NEW BUSINESS**:

A. **Review and Discuss RZ-01-2022 Rezoning, 111 Morgan Hill Road, Currently Zoned R-3**

Project Description:

Request to rezone parcel 325-H-8, 111 Morgan Hill Road (0.99 acre) from an R-3 zoning to an I-P Industrial Park zoning, the same as the adjoining parcel.

It was moved by **Johnson** and seconded by **Kaine** with all members present voting **AYE** to recommend for approval RZ-01-2022 Rezoning, 111 Morgan Hill Road, currently Zoned R-3 pursuant to the Gibson-Thomas Engineering review letter dated March 11, 2022.

6. ACCEPTANCE OF NEW APPLICATIONS:

- A. Review and Consider for Acceptance CU-01-2022 The Piazza Revision, Conditional Use Application, Parcels 256-R-3, 256-R-7 & 256-S-4, Zoned C-2**

Project Description:

This application increases the size of The Piazza Plan Shopping Center with the acquisition of parcel 256-S-4 along Millers Run Road, and changes building #7 from a drive-thru bank to a drive-thru restaurant.

It was moved by **Kaine** and seconded by **Johnson** with all members present voting **AYE** to accept Application CU-01-2022.

- B. Review and Consider for Acceptance S-02-2022 Kevington Plan, Preliminary and Final Minor Subdivision Application, Parcel 400-N-27 & 400-N-29, Zoning R-1**

Project Description:

Revising the dividing line between lots 2 and 3 in the Kevington Plan.

It was moved by **Kaine** and seconded by **Johnson** with all members present voting **AYE** to accept Application S-02-2022.

7. OPEN DISCUSSIONS:

Discussion with HRG concerning the updated Comprehensive Plan.

8. ADJOURNMENT:

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

John Barrett, Township Manager

Tom Iagnemma, Chairman

Date: _____

Date: _____