



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

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Meeting Minutes April 28, 2022

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

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 March 24, 2022.

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to approve the meeting minutes for the regular scheduled meeting on March 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.

It was moved by **Cerrone** and seconded by **Noland** with all members present voting **AYE** to recommend for denial SP-01-2022 South Fayette Taco Bell, Preliminary and Final Land Development Application, 177 Millers Run Road, Zoned C-2 based upon the failure to provide a formal complete response to the Gateway Engineer Traffic Review Letters dated February 18, 2022 and April 22, 2022.

5. **NEW BUSINESS**:

A. **Review and Discuss S-02-2022 Kevington Plan, Preliminary and Final Minor Subdivision Application, Parcel 400-N-29, Zoned R-1**

Project Description:

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

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to recommend for approval S-02-2022 Kevington Plan, Preliminary and Final Minor Subdivision Application, Parcel 400-N-29, Zoned R-1.

B. Review and Discuss CU-01-2022 The Piazza, 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 **Cerrone** and seconded by **Noland** with all members present voting **AYE** to recommend for approval CU-01-2022 The Piazza Revision, Conditional Use Application, Parcels 256-R-3, 256-R-7 & 256-S-4, Zoned C-2.

6. ACCEPTANCE OF NEW APPLICATIONS:

A. Review and Consider for Acceptance CU-02-2022 Apex Newbury Apartments, Conditional Use Application, Parcel 256-E-50, Zoned PED

Project Description:

Application to construct a 416 unit Apartment Complex with associated parking, utilities and stormwater management.

It was moved by **Cerrone** and seconded by **Noland** to accept Application CU-02-2022.

Roll Call;

Cerrone – AYE

Noland – AYE

Johnson – ABSTAIN

Motion Passes 2:1

B. Review and Consider for Acceptance SP-03-2022 Apex Newbury Apartments, Conditional Use Application, Parcel 256-E-50, Zoned PED

Project Description:

Land Development Application to construct a 416 unit Apartment Complex with associated parking, utilities and stormwater management.

It was moved by **Cerrone** and seconded by **Noland** to accept Application SP-03-2022.

Roll Call;

Cerrone – AYE

Noland – AYE

Johnson – ABSTAIN

Motion Passes 2:1

C. Review and Consider for Acceptance SP-04-2022 The Piazza, Preliminary and Final Land Development Application, Parcels 256-R-3, 256-R-7 & 256-S-4, Zoned C-2.

Project Description:

Land Development Application to revise the previously approved Land Development Application for The Piazza, Planned Shopping Center.

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to accept Application SP-04-2022.

D. Review and Consider for Acceptance S-04-2022 Michael J. Francis Sullivan, Preliminary and Final Major Subdivision Application, Parcel 486-G-2, Zoned R-1.

Project Description:

Subdivision of a 133.08546 acre parcel that is located in both South Fayette Township and Cecil Township. The parcel will be subdivided into a total of 6 lots, 3 of which will be located in South Fayette Township, totaling 64.177 acres.

It was moved by **Noland** and seconded by **Cerrone** with all members present voting **AYE** to accept Application S-04-2022.

E. Review and Consider for Acceptance S-05-2022 The Piazza Consolidation Plan, Parcels 256-R-3 and 256-S-4, Zoned C-2.

Project Description:

Consolidation of 2 parcels into 1.

It was moved by **Cerrone** and seconded by **Noland** with all member present voting **AYE** to accept Application S-05-202

7. OPEN DISCUSSIONS:

Reminder that the May Planning Commission Meeting will be held on May 19th.

8. 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: _____