



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

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Meeting Minutes May 19, 2022

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

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 April 28, 2022.

It was moved by **Cerrone** and seconded by **Kaine** with all members present voting **AYE** to approve the meeting minutes for the regular scheduled meeting on April 28, 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 approval SP-01-2022 South Fayette Taco Bell, Preliminary and Final Land Development Application, 177 Millers Run Road, Zoned C-2 provided that a note be placed on the plan that upon issuance of a Highway Occupancy by the Pennsylvania Department of Transportation for the Hickory Grade Road/Old Pond Road Improvement Project that the left turn into the plan will be eliminated and that the Traffic Impact Fee of \$14,180 as determined by Gateway Engineers be assessed.

5. **NEW BUSINESS**:

A. **Review and Discuss 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 **Kaine** with all members present voting **AYE** (excluding **Johnson** who **recused**) to recommend for approval CU-02-2022 Apex Newbury Apartments, Conditional Use Application, Parcel 256-E-50.

B. Review and Discuss SP-03-2022 Apex Newbury Apartments, Preliminary and Final Land Development 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.

lagnemma stated that he feels this is too much density for the land and the location. He doesn't agree with the Zoning Hearing Boards Decision that made it easier to fit that much density in there. He also stated the he feels the modification request for the deep slope is another thing creating a situation with the density. lagnemma also feels that there needs to be sidewalks in the plan.

It was moved by **Kaine** and seconded by **Cerrone** to recommend for approval SP-03-2022 Apex Newbury Apartments, Preliminary and Final Land Development Application, Parcel 256-E-50, Zoned PED pursuant to addressing any outstanding comments from the Gibson-Thomas Engineering review letter dated May 10, 2022,

Roll Call;

Cerrone – AYE

Johnson – RECUSE

Kaine – AYE

lagnemma – NO (for the reasons stated in comment above)

It was moved by **Cerrone** and seconded by **Kaine** to approve the modification request for no frontage sidewalk on Oakridge Road.

Roll Call;

Cerrone – AYE

Johnson – RECUSE

Kaine – AYE

lagnemma – NO

It was moved by **Cerrone** and seconded by **Kaine** to grant a slope disturbance waiver, subject to the applicant delineating the locations of the slope disturbances.

Roll Call;

Cerrone – AYE

Johnson – RECUSE

Kaine – AYE

lagnemma – YES

C. Review and Discuss SP-04-2022 The Piazza, Preliminary and Final Land Development Application, Parcels 256-R-3, 256-R-7 and 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 **Johnson** and seconded by **Cerrone** with all members present voting **AYE** to recommend for approval SP-04-2022 The Piazza, Preliminary and Final Land Development Application, Parcels 256-R-3, 256-R-7 and 256-S-4, Zoned C-2.

D. Review and Discuss 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, 2 of which will be located in South Fayette Township, totaling 64.177 acres.

It was moved by **Kaine** and seconded by **Johnson** with all members present voting **AYE** to recommend for approval S-04-2022 Michael J. Francis Sullivan, Preliminary and Final Major Subdivision Application, Parcel 486-G-2, Zoned R-1 in accordance with the Gibson-Thomas Engineering review letter dated May 6, 2022 and the Allegheny County review letter dated April 14, 2022.

E. Review and Discuss 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 **Johnson** to recommend for approval S-5-2022 The Piazza Consolidation Plan, Parcels 256-R-3 and 256-S-4, Zoned C-2 in accordance with the Gibson-Thomas Engineering review letter dated May 6, 2022 and the Allegheny County review letter dated May 14, 2022.

6. ACCEPTANCE OF NEW APPLICATIONS:

7. OPEN DISCUSSIONS:

8. ADJOURNMENT:

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

John Barrett, Township Manager

Date: _____

Tom Iagnemma, Chairman

Date: _____