

**PLANNING COMMISSION MEETING  
TUESDAY, JANUARY 19, 2010  
7:30 P.M.**

The meeting was called to order with Mr. David Cosnek presiding.

**MEMBERS PRESENT:**

Bill Fitzgerald, Vice Chairman  
David Cosnek, Board Member  
Kristopher Kruze, Board Member  
Fred Lutz, Board Member  
Brian Temple, Director of Community Development  
Cheryl Cherico, Recording Secretary

**MEMBERS ABSENT:**

Bob Owens, Chairman  
Tom McDermott, Township Solicitor

**REORGANIZATION OF PLANNING COMMISSION:**

Mr. Cosnek asked the Board for a nomination of Chairman for the Planning Commission for the year 2010.

**A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO NOMINATE Mr. BOB OWENS AS CHAIRMAN FOR THE PLANNING COMMISSION FOR THE YEAR 2010.**

<b>ROLL CALL:</b>	<b>DAVID COSNEK</b>	<b>YES</b>
	<b>KRISTOPHER KRUZE</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>BILL FITZGERALD</b>	<b>YES</b>

Mr. Cosnek asked the Board for a nomination of Vice Chairman for the Planning Commission for the year 2010.

**A MOTION WAS MADE BY Mr. KRISTOPHER KRUZE, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO NOMINATE Mr. BILL FITZGERALD AS VICE CHAIRMAN FOR THE PLANNING COMMISSION FOR THE YEAR 2010.**

<b>ROLL CALL:</b>	<b>DAVID COSNEK</b>	<b>YES</b>
	<b>KRISTOPHER KRUZE</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>BILL FITZGERALD</b>	<b>YES</b>

Mr. Cosnek asked the Board for a nomination of Recording Secretary for the Planning Commission for the year 2010.

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO NOMINATE MS. CHERYL CHERICO, AS RECORDING SECRETARY FOR THE PLANNING COMMISSION FOR THE YEAR 2010.**

<b>ROLL CALL:</b>	<b>DAVID COSNEK</b>	<b>YES</b>
	<b>KRISTOPHER KRUZE</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>BILL FITZGERALD</b>	<b>YES</b>

Mr. Cosnek asked the Board for a nomination of Secretary for the Planning Commission for the year 2010.

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. KRISTOPHER KRUZE, AND CARRIED, TO NOMINATE Mr. BRIAN TEMPLE AS SECRETARY FOR THE PLANNING COMMISSION FOR THE YEAR 2010.**

<b>ROLL CALL:</b>	<b>DAVID COSNEK</b>	<b>YES</b>
	<b>KRISTOPHER KRUZE</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>BILL FITZGERALD</b>	<b>YES</b>

In the absence of Mr. Owens, Mr. Fitzgerald presided over the remainder of the meeting.

**UNFINISHED BUSINESS:**

A motion was made by Mr. David Cosnek, seconded by Mr. Kristopher Kruze, and carried, to approve the minutes from the December 15, 2009, meeting.

**NEW BUSINESS:**

- 1. Application 2010-1CU – South Hills Bible Chapel** – Application for Conditional Use for a place of worship under section 702.39 of Zoning Ordinance #360 as amended to be located on Parcel 690-x-87201 owned by Whatever LLC which is located at 690 Chauvet Drive at the Pointe at North Fayette in a B-2 Zoning District.

Mr. Fitzgerald asked a representative to approach the Board.

Mr. Arvay approached the Board.

The Board reviewed the comments of Mr. Temple.

Mr. Temple made the following comments:

1. This is a Conditional Use for a place of worship under section 702.39 of Zoning Ordinance #360 as amended to be located on Parcel 690-X-87201 owned by Whatever LLC which is located at 690 Chauvet Drive at the Pointe at North Fayette in a B-2 Zoning District.
2. The applicant is going into an existing space.
3. The conditions of Section 702.39 have been outlined in a statement of compliance letter.

Mr. Temple asked Mr. Arvay to give a brief overview of the plans and how the building would be used by the congregation.

Mr. Arvay said South Hills Bible Chapel is a church located in Peters Township. He said the church has been around for about 45 years and has roughly 2000 members in a 111,000 square foot facility. He said they are moving to a multi-site type church and want to plant campuses around the city of Pittsburgh to broaden their reach. He said the first campus opened Nov. 8<sup>th</sup>, 2009, and currently meets in the Showcase Cinemas West, but they have not been able to secure a long term lease. He said they are committed to the area and want to relocate to a more permanent facility. He said they found this store front and believe it would be a more desirable location for long term. He said currently they have 150 people meeting at the cinema each week at 10 a.m. on Sunday. The services run approximately an hour to an hour and fifteen minutes. He said if they would be able to use the facility, it would be used throughout the week as well. He said there are two employees, himself and the worship leader, which would maintain an office at the site. Throughout the week, individuals would be coming in for counseling and small numbered meetings. He said the space would include classrooms for children's ministry and a common area for members to hang out. He said the bulk of the traffic would be for the regular service on Sunday morning.

Mr. Fitzgerald asked if there would be more activities added as the congregation would grow such as daycare, extra meetings, etc.

Mr. Arvay said the only thing that they could envision would be possibly a mid-week meeting for the youth ministry. He said for this size congregation, it would be a gathering of about 20 to 30 youth from 6<sup>th</sup> grade to 12<sup>th</sup> grade. He said it would be either Wednesday or Thursday between 6 p.m. and 9 p.m.

Mr. Fitzgerald asked what kind of numbers Mr. Arvay envisioned for future growth in the congregation.

Mr. Arvay said the longer term goals if the congregation would grow to 250 to 300 members, would be to add another campus and branch off to a surrounding community. He said their goal is to have small, community oriented churches as opposed to a large church. He said if they noticed a large growth coming from a particular area such as Imperial or Oakdale, they would try to branch a campus in that area.

Mr. Kruze asked if this was their first branch site.

Mr. Arvay said yes. He said they are hoping to branch out to the east side of the city possibly near Monroeville over the next year.

Mr. Temple said he had one more comment based on traffic. He said the Township adopted a traffic impact fee committee to implement the traffic impact fees. He said that calculation comes from the p.m. peak hours based on retail. He said their current p.m. peak would really be nothing, because this would be a decrease from retail so they would be fine.

Mr. Temple said at this time he would recommend that the Planning Commission accept the application as complete and make a motion to the Supervisors to advertise a Public Hearing. He said if they desired, the Board could make a motion on the application or could do this at the next Planning Commission meeting if the members had any further questions because the public hearing would be held on February 23, 2010, a week after their next meeting.

Mr. Fitzgerald asked if anyone had any further comments or questions. Hearing none, he asked the Board for motion.

**A MOTION WAS MADE BY Mr. DAVID COSNEK, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND THAT THE BOARD OF SUPERVISORS ADVERTISE FOR A PUBLIC HEARING ON THE CONDITIONAL USE FOR A PLACE OF WORSHIP.**

<b>ROLL CALL:</b>	<b>DAVID COSNEK</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>KRISTOPHER KRUZE</b>	<b>YES</b>
	<b>BILL FITZGERALD</b>	<b>YES</b>

**COMMENTS:**

Mr. Fitzgerald asked if anyone had any comments or questions about anything.

Mr. Temple said he had one additional item to discuss. He said the Township received a letter on Nov. 5, 2009, from the Montour Trail Council that they want to put in a drain that would run from Gean Mine Road, run underneath North Star Road and discharge into the creek. He said HDR Engineering had reviewed the plans, he and Bob Grimm had talked about it and there are no issues. He said the council already submitted a road occupancy permit to the Township for the project. From the Planning Commission, he said the Montour Trail Council is asking for a signature to verify that this plan concurs with the short and long range objectives of North Fayette Township.

Mr. Fitzgerald asked if anyone had any questions. Hearing none he asked the Board for a motion.

**A MOTION WAS MADE BY Mr. DAVID COSNEK, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO SIGN THE DOCUMENT TO VERIFY THAT THE PLAN CONCURS WITH THE SHORT AND LONG RANGE OBJECTIVES OF THE TOWNSHIP.**

<b>ROLL CALL:</b>	<b>DAVID COSNEK</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>KRISTOPHER KRUZE</b>	<b>YES</b>
	<b>BILL FITZGERALD</b>	<b>YES</b>

**ADJOURNMENT:**

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. DAVID COSNEK, AND CARRIED, TO ADJOURN THE MEETING AT 7:45 P.M.**

Respectfully submitted,

Cheryl Cherico  
Planning Commission Secretary