



## **TOWNSHIP OF NORTH FAYETTE PLANNING COMMISSION MEETING 7:00 P.M.- THURSDAY, JANUARY 5, 2023**

### **1. CALL TO ORDER**

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

- Board Members
  - Chuck Kyle, Chairman
  - Bill Fitzgerald, Vice Chairman
  - Matt Gilfillan, Secretary
  - Fred Lutz, Board Member
  - Dan Klaas, Board Member
  - Linda Diffendal, Board Member
  - Sue Walls, Board Member
  
- Staff & Consultants
  - Thomas McDermott, Esq., Township Solicitor
  - Shawn Wingrove, P.E., Township Engineer
  - Andrew Hartwell, AICP, Assistant Township Manager
  - Michael Wozniak, Community Planner
  - Debbie Midgley, Recording Secretary

### **4. REORGANIZATION**

- 4.I. Nomination Of Chairman For The Planning Commission For The Year 2023.
- 4.II. Nomination Of Vice Chairman For The Planning Commission For The Year 2023.
- 4.III. Nomination Of Secretary For The Planning Commission For The Year 2023.

4.IV. Nomination Of Recording Secretary For The Planning Commission For The Year 2023.

**5. NOTICE OF EXECUTIVE SESSION**

Prior to this meeting, the Board held an executive session to receive advice of the Solicitor.

**6. ADMINISTRATIVE**

Motion To Approve The Minutes From The December 1, 2022 Meeting.

**7. REPORTS**

Community Development Report- November 2022

**Documents:**

[COMMUNITY DEVELOPMENT NOVEMBER 2022 REPORT.PDF](#)

**8. PUBLIC COMMENT (Any Item Not On The Agenda)**

**9. OLD BUSINESS**

9.I. Application 2022-10-SP - Precision Matthews Machinery

An application for preliminary and final approval of a major land development plan on 2.42 acres of land located at 1060 Montour West Industrial Park in the I-1 Light Industrial Zoning District (Allegheny County Tax Parcel ID No.: 590-A-16).

Documents:

[4261-PRECISION MACHINERY\\_PCSM REPORT DECEMBER 2022.PDF](#)  
[4261-PRECISION MACHINERY-LD PLAN SET.PDF](#)  
[CLOSING STATEMENT FROM BUILDING PURCHASE 2017.PDF](#)  
[RESPONSE LETTER.PDF](#)  
[SITE CONDITIONS REPORT.PDF](#)  
[SUBMISSION COVER LETTER.PDF](#)  
[WAREHOUSE. EXPANSION GEOTECHNICAL ADDENDUM.PDF](#)  
[NADEJA VARIANCE DECISION LETTER.PDF](#)  
[PRECISION MATTHEWS - TWP REV LTR NO. 2 \(1-4-2023\).PDF](#)

9.II. Application 2022-14-SP- West Allegheny Middle School Addition & Renovation Plan

An application for preliminary and final approval of a major land development plan on 70.57 acres of land located at 207 West Allegheny Road in the CE Civic and Education Zoning District (Allegheny County Parcel ID No. 800-S-3).

Documents:

[4-323250-WASD-PRELIMFINAL LD PLANS SUB1\\_20221221.PDF](#)  
[5-323250-WASD-ACCESS EXHIBIT 1A.PDF](#)  
[6-323250-WASD-ACCESS EXHIBIT 1B.PDF](#)  
[7-323250-CONCEPTUAL DESIGN ESTIMATE WASD - NEW SECONDARY ROA.PDF](#)  
[8-323250-WASD-TREE SURVEY-FIGURE 1 -](#)  
[323250\\_FIG1\\_TREE\\_SURVEY.PDF](#)  
[9-323250-WASD-TREE SURVEY-TABLE 1 - TREE SURVEY TABLE.PDF](#)

10-323250-WASD-TREE SURVEY-ATTACHMENT 1 - PHOTOPAGES.PDF  
11-323250-WASD-PCSM REPORT-DECEMBER 2022.PDF  
1-20221221\_FLD TWP\_LETTER OF TRANSMITTAL.PDF  
2-323-250-RC-LSSE\_12.21.22.PDF  
3-323-250 FLD APPLICATION-DECEMBER 2022.PDF  
WASD - TWP REV LTR NO. 3 (1-4-2023).PDF

- 9.III. Application 2022-15-CU- West Allegheny Middle School - School Conditional Use  
An application for Conditional Use approval of a school at 207 West Allegheny Road in the CE Civic and Education Zoning District (Allegheny County Parcel ID No. 800-S-3).

Documents:

323-250 APPLICATION FOR CONDITIONAL USE-OCTOBER 2022  
SIGNED.PDF  
WASD - TWP REV LTR NO. 3 (1-4-2023).PDF

- 9.IV. Application 2022-8-SP – Pointe West Land Development  
An application for preliminary approval of a major land development plan consisting of 90 single family dwellings on 42.7 acres of land located at the ends of Fairfield Lane and Dupont Drive in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 585-N-10).

Documents:

POINTE WEST EXPANSION - TWP REV LTR NO. 3 (1-4-2023).PDF  
A -POINTE WEST COVER LETTER 12-2-22.PDF  
B - 12-1-22 POINTE WEST.PDF  
C - POINTE WEST RESPONSE LETTER 12-1-22.PDF  
D - PCSM REPORT.PDF  
E - 4086 120122 POINTE WEST RESIDENTIAL DEV CDA.PDF  
E - 4086 120122 POINTE WEST RESIDENTIAL DEV TIS.PDF

## 10. NEW BUSINESS

- 10.I. Application 2023-01-OR - Oakdale Properties Zoning Change  
An application to amend the Official Zoning Map (§27-301) to change the zoning classification of a portion of the property located at 1 Prion Drive, Oakdale, PA, 15071 (Allegheny County Tax ID No.: 493-N-2) from the "I-1 Light Industrial" Zoning District Designation to the "R-2 Suburban Residential" Zoning District Designation.

Documents:

OAKDALE PROPERTIES - REZONING APPLICATION.PDF  
ORD. 507 - OAKDALE PROPERTIES REZONING - WEB.PDF  
PRION REZONING- TWP REV LTR NO. 1 (1-4-2023).PDF

## 11. GENERAL DISCUSSION

## 12. ADJOURNMENT

