

# NORTH FAYETTE TOWNSHIP ZONING HEARING BOARD

Thursday, January 28, 2021

7:00 PM

ONLINE VIA ZOOM

Due to the current need for social distancing due to the COVID-19 pandemic, the hearing will be conducted online via Zoom as permitted under PA Act 15 of 2020. Any interested members of the public are invited to attend and participate in the public hearing.

COVID-19 PUBLIC PARTICIPATION NOTICE: For information regarding how to attend and participate in this public hearing by teleconference or video conference, please email [meetings@north-fayette.com](mailto:meetings@north-fayette.com) or contact the Township Manager at (412) 788-4888.

## I. CALL TO ORDER

## II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL
- Brant Miller, Chairman
  - Dan Patterson, Vice Chairman
  - John Scott, Member
  - Chip McCarthy, Alternate Member
  - Matthew Marshall, Esq., Solicitor
  - Debbie Midgley, Recording Secretary

## IV. PUBLIC COMMENT (on agenda action items only, excluding public hearing)

## V. REORGANIZATION

1. Call for a motion to appoint \_\_\_\_\_ as Chairman for the Zoning Hearing Board for the ensuing year.
2. Call for a motion to appoint \_\_\_\_\_ as Vice-Chairman for the Zoning Hearing Board for the ensuing year.
3. Call for a motion to appoint **Debbie Midgley** as Recording Secretary for the Zoning Hearing Board for the ensuing year.
4. Call for a motion to reappoint **Matthew Marshall** and the law firm of **Dillon McCandless King Coulter & Graham, LLP** as Solicitor for the Zoning Hearing Board in accordance with the rates and terms referenced in the letter dated December 2, 2019.
5. Call for a motion to appoint each Zoning Hearing Board member as a hearing officer.

## VI. ADMINISTRATIVE

1. Call for a motion to approve the minutes from the August 27, 2020 meeting.
2. Prior to this meeting, the Board held an executive session to receive advice of the Solicitor.

3. Notice of tonight's hearings was advertised, and the subject properties posted pursuant to the requirements of the Pennsylvania Municipalities Planning Code.
4. Court reporter to swear in witnesses and any members of the public wishing to comment during tonight's public hearings.

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**1. Application ZHBA-2021-1 - Priority Finance LTD Variance Application**

- a. *Open Public Hearing.*
- b. *Summary:* An application filed by Nicole Rella as representative of Priority Finance LTD requesting variances from the screening and landscaping for off-street parking requirement under Section 27-207(2)(B)(2) and from the parking area requirements under Section 27-305 of the North Fayette Township Code of Ordinances, Zoning, as amended, in order to permit the construction of an additional parking area comprised of gravel with no interior landscaping for the parking/storing of boats and RVs, on property located at 40 Pattridge Lane in the I-1 Light Industrial District, currently designated as Allegheny County Parcel ID No. 915-C-2.
- c. *Board Exhibits:* Exhibits 1 through 11 referenced on the Exhibit List prepared by the Board Solicitor are entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List were read into the Record.
- d. *Applicant's Case.*
- e. *Township's Case.*
- f. *Public Comment.*
- g. *Executive Session* (if necessary).
- h. Call for a motion to *Close* or *Continue* the Public Hearing.
- i. Call for a motion to *Table* or *Act* on the Application.

**2. Application ZHBA-2021-2 – Chick-fil-A Variance Application**

- a. *Open Public Hearing.*
- b. *Summary:* An application filed by Steve Brescia as representative for Aimee Hernandez and TK Robinson LLC, requesting a variance from the minimum front yard set-back requirement under Section 27-205(3)(A) and Table 27-3 of the North Fayette Township Code of Ordinances, Zoning, as amended, in order to permit the addition of a 15 square foot pre-fab steel employee shelter at the existing drive thru of the Chick-fil-A on property located at 120 Andrew Drive in the B-2 General Business District currently

designated as Allegheny County Parcel ID No. 412-B-3.

- c. *Board Exhibits*: Exhibits 1 through 10 referenced on the Exhibit List prepared by the Board Solicitor are entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List were read into the Record.
- d. *Applicant's Case*.
- e. *Township's Case*.
- f. *Public Comment*.
- g. *Executive Session* (if necessary).
- h. Call for a motion to *Close* or *Continue* the Public Hearing.
- i. Call for a motion to *Table* or *Act* on the Application.

**IX. PUBLIC COMMENT**

**X. ADJOURNMENT** [Chair can adjourn meeting at end of the agenda without motion]