



**TOWNSHIP OF NORTH FAYETTE
PLANNING COMMISSION MEETING
7:00 P.M. - THURSDAY, MAY 4, 2023
North Fayette Township VFD, Station #1
7678 Steubenville Pike, Oakdale, PA 15071**

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, Assistant Director, Community Development
- Debbie Midgley, Recording Secretary

4. ADMINISTRATIVE

Motion To Approve The Minutes From The April 6, 2023 Meeting.

Documents:

5. REPORTS

Community Development Report - March 2023

Documents:

[COMMUNITY DEVELOPMENT MARCH 2023 REPORT.PDF](#)

6. PUBLIC COMMENT (Any Item Not On The Agenda)

7. OLD BUSINESS

8. NEW BUSINESS

8.I. Application 2023-10-SU – Parkway West CTC Lot Consolidation

An application for preliminary and final approval of a land development (simple subdivision) on 71.1019 acres of land located at 7101 Steubenville Pike, Oakdale, PA, 15071, in the MU Mixed Use and CE Civic and Education Zoning District (Allegheny County Parcel ID Nos. 411-A-1, 411-B-2, 412-P-4, 412-P-20, & 9929-X-735).

Documents:

[6181-1 TWP APPLICATION FOR SUBDIVISION.PDF](#)
[6181-1_CONSOLIDATION PLAN 2023-04-25.PDF](#)

8.II. Application 2023-8-SP – Chick-Fil-A Drive-Thru Improvements

An application for preliminary and final approval of a land development (major land development) on 1.49 acres of land located at 120 Andrew Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-3).

Documents:

[04_APPLICATION FOR LAND DEVELOPMENT \(NOTARIZED\).PDF](#)
[06_CFA NORTH FAYETTE DRAWINGS.PDF](#)
[08_ARCHITECTURALS.PDF](#)
[10_2023.04.06 PROJECT NARRATIVE.PDF](#)

8.III. Application 2023-9-CU – Chick-Fil-A Drive-Thru Conditional Use

An application for conditional use approval of a drive-thru associated with the Chick-fil-a restaurant located at 120 Andrew Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-3).

Documents:

[05_APPLICATION FOR CONDITIONAL USE \(NOTARIZED\).PDF](#)
[06_CFA NORTH FAYETTE DRAWINGS.PDF](#)
[08_ARCHITECTURALS.PDF](#)
[09_ADJACENT PROPERTY OWNER MAP.PDF](#)

8.IV. Application 2023-7-SP – Oakdale Plan Of Lots

An application for preliminary and final approval of a land development (minor land development) on 136.52 acres of land located off Prion Drive and Whittengale Road, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID Nos. 586-L-1 & 493-N-2).

Documents:

A - OAKDALE PTYS COVER LTR 4-6-23.PDF
B- OAKDALE PROPERTIES N FAYETTE APP 4-6-23.PDF
C- OAKDALE PTYS NARR 4-6-23.PDF
D -OAKDALE PROPERTIES PLAN OF LOTS 4-6-23.PDF
E-OAKDALE PROPERTIES ALLEGH CO APP 4-6-23.PDF

8.V. Application 2023-6-SP – Sycamore Ridge

An application for preliminary approval of a land development (major land development) on 128.6 acres of land located off Prion Drive and Whittengale Road, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 586-L-1).

Documents:

A -SYCAMORE RIDGE COVER LTR 4-6-23.PDF
B- SYCAMORE RIDGE N FAYETTE APP 4-6-23.PDF
C - SYCAMORE RIDGE NARR 4-6-23.PDF
D - SYCAMORE RIDGE 4-6-23 PRELIMINARY PLANS.PDF

9. GENERAL DISCUSSION

10. ADJOURNMENT