



**TOWNSHIP OF NORTH FAYETTE
ZONING HEARING BOARD MEETING
7:00 P.M. - Wednesday, May 24, 2023**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- Brant Miller, Chairman
- Dan Patterson, Vice Chairman
- John Scott, Member
- Chip McCarthy, Alternate Member
- Anthony Cosgrove, Esq., Solicitor
- Debbie Midgley, Recording Secretary

4. PUBLIC COMMENT (on agenda action items only, excluding public hearing(s))

5. Administrative

1. Call for a motion to approve the minutes from the April 27, 2023 meeting.
2. Prior to this meeting, the Board held an executive session to receive advice of the Solicitor.
3. Notice of tonight's hearing 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

6. OLD BUSINESS

7. NEW BUSINESS

7.1. Application ZHBA-2023-2- Ferguson Enterprises Variance Application

7.1.i. Summary:

An application filed by Giustini Enterprises LLC on behalf of Imperial Industrial Park LLC requesting variances from: 1) Section 27-305(3), Table 4, of Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended (the "Zoning Ordinance"); and 2) Section 27-306(4)(C)(2) of the Zoning Ordinance, to permit the construction of an accessory building on property located at 200-300 Imperial Industrial Park Drive in the Township I-1 – Light Industrial Zoning District, currently designated as Allegheny County Parcel ID Nos. 690-K-2 & 690-F-9.

Documents:

[01-FERGUSON-DETACHED SHED - SIGNED ZONING BOARD HEARING APPLICATION 2023-04-25.PDF](#)
[03-FERGUSON-DETACHED SHED - ZONING HEARING BOARD MAPS -PLANS 2023-04-27.PDF](#)
[2022-1060 LTR002 \(FERGUSON ZONING VARIANCE NARRATIVE\).PDF](#)

7.1.i.1. Board Exhibits

The Exhibits as enumerated on the Exhibit List prepared by the Board Solicitor are hereby entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List was read into the Record.

7.1.i.1.1. Applicant's Case

7.1.i.1.2. Township's Case

7.1.i.1.3. Public Comment

7.1.i.1.4. Executive Session (if necessary)

7.1.i.1.5. Call for a motion to [Close or Continue] the Public Hearing

7.1.i.1.6. Call for a motion to [Table or Act] on the Application

8. Public Comment

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