



# TOWNSHIP OF NORTH FAYETTE PLANNING COMMISSION MEETING

7:00 P.M.- Thursday, June 1, 2023

North Fayette Township Municipal Building

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 May 4, 2023 Meeting.

Documents:

[PC MINUTES 5-4-2023.PDF](#)

## 5. REPORTS

Community Development Report- April 2023

Documents:

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

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

## 7. OLD BUSINESS

### 7.I. 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](#)

### 7.II. Application 2023-9-SP – 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](#)

[10\\_2023.04.06 PROJECT NARRATIVE.PDF](#)

## 8. NEW BUSINESS

### 8.I. Application 2023-13-CU – McKee Road Townhomes Conditional Use

An application for Conditional Use approval of Townhomes at the corner of McKee Road and Steubenville Pike located in the MU Mixed Use Zoning District (Allegheny County Parcel ID No. 496-C-10).

Documents:

[APPLICATION.PDF](#)

[2023-04-29 COND USE NARRATIVE.PDF](#)

[CONDITIONAL USE PLAN.PDF](#)

[JUNIPER.PDF](#)

[PINE.PDF](#)

SIGHT DISTANCE SCREENING.PDF  
SURVEY.PDF

8.II. Application 2023-14-CU – 110 Andrew Drive Conditional Use

An application for Conditional Use approval to allow a Shopping Center at 110 Andrew Drive located in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-2).

Documents:

2023-05-04 CONDITIONAL USE APPLICATION.PDF  
SIGNED-APPLICATION-FOR-CONDITIONAL-USE.PDF  
SITE PLAN-C-201.PDF  
2023-05-26 RESPONSE TO LSSE COMMENTS.PDF  
2023-05-26 CODE MODIFICATION REQUEST.PDF

8.III. Application 2023-15-OR – H&K Rezoning

An application to amend the Official Zoning Map (§27-301) to change the zoning classification of the property located at the intersection of Scott Road and Casteel Drive (Allegheny County Tax ID No.: 413-L-1) from the “B-2 General Business” Zoning District Designation to the “I-2 Heavy Industrial” Zoning District Designation.

Documents:

NORTH FAYETTE REZONING APPLICATION.PDF  
04\_REZONING NARRATIVE.PDF  
05\_PLANS.PDF  
NORTH FAYETTE AUTHORIZATION ZONING LETTERS 3-30-23.PDF  
2023-05-02 H AND K EQUIPMENT TRIP GEN COMPARISON LETTER.PDF

9. GENERAL DISCUSSION

10. ADJOURNMENT