



# TOWNSHIP OF NORTH FAYETTE PLANNING COMMISSION MEETING

7:00 P.M. - Thursday, July 6, 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 June 1, 2023 Meeting.

Documents:

[PC MINUTES 6-1-2023 \(MW EDIT\).PDF](#)

## 5. REPORTS

Community Development Report- May 2023

Documents:

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

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

## 7. OLD BUSINESS

### 7.I. Application 2023-3-SP- Ferguson Enterprises Detached Shed Addition

An application for preliminary and final approval of land development (minor land development) on 2.2566 acres of land located at 200 Imperial Industrial Park, Oakdale, Pa 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID No. 690-K-20).

Documents:

[FULL-SCALE FERGUSON ENTERPRISED INC. CIVIL SET.PDF](#)  
[HALF-SCALE PLAN SET PLANNING COMMISSION PRESENTATION.PDF](#)

### 7.II. Application 2023-7-SP- Oakdale Plan Of Lots

An application of 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:

[D -OAKDALE PROPERTIES PLAN OF LOTS 4-6-23.PDF](#)  
[C- OAKDALE PTYS NARR 4-6-23.PDF](#)

### 7.III. 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:

[F-PENNDOT TIS APPROVAL.PDF](#)  
[A - 5-31-23-SYCAMORE RIDGE PRELIMINARY PLANS.PDF](#)  
[L -SYCAMORE RIDGE NARR 5-31-23.PDF](#)

## 8. NEW BUSINESS

### 8.I. Application 2023-16-SU- Fayette Farms Lots 173 & 363 Revised Plan

An application for preliminary and final approval of a land development (simple subdivision) on 0.5889 acres of land located at 164 Village Circle and 200 Heritage Drive, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District and

Fayette Farms PRD Overlay (Allegheny County Parcel ID Nos. 798-P-47 & 798-P-201).

Documents:

[4813 - FAYETTE FARMS REVISION FOR REVIEW.PDF](#)

8.II. Application 2023-17-SU- Imperial Industrial Park Consolidation Plan

An application for preliminary and final approval of a land development (simple subdivision) on 57.783 acres of land located at 200 & 300 Imperial Industrial Park Drive, Oakdale, PA, 15071, in the R-2 Suburban Residential and I-1 Light Industrial Zoning Districts (Allegheny County Parcel ID Nos. 690-K-2 & 690-F-9).

Documents:

[230137-36956.PDF](#)

8.III. Application 2023-18-SP - North Fayette Business Park – Phase 1 Revised Final Approval

An application for revised final approval of Phase 1 of a Planned Non-Residential Development (PNRD) on 4 Lots located along International Drive in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID Nos. 799- R-100, 799-R-120, 799-R-110, 799-P-130).

Documents:

[PLANS.PDF](#)

9. GENERAL DISCUSSION

10. ADJOURNMENT