



**TOWNSHIP OF NORTH FAYETTE
PLANNING COMMISSION MEETING
7:00 P. M. - THURSDAY, SEPTEMBER 7, 2023
NORTH FAYETTE TOWNSHIP MUNICIPAL BUILDING**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

o Board Members

- o Chuck Kyle, Chairman
- o Matt Gilfillan, Vice Chairman
- o **Dan Klaas, Secretary**
- o Fred Lutz, Board Member
- o Bill Fitzgerald, Board Member
- o Linda Diffendal, Board Member

o Staff & Consultants

- o Thomas McDermott, Esq., Township Solicitor
- o Shawn Wingrove, P.E., Township Engineer
- o Andrew Hartwell, AICP, Assistant Township Manager
- o Michael Wozniak, Assistant Director, Community Development
- o Debbie Midgley, Recording Secretary

4. ADMINISTRATIVE

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

Documents:

[PC MINUTES 7-6-2023.PDF](#)

5. REPORTS

Community Development Reports- June 2023 & July 2023

Documents:

[COMMUNITY DEVELOPMENT JUNE 2023 REPORT.PDF](#)
[COMMUNITY DEVELOPMENT JULY 2023 REPORT.PDF](#)

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

7. OLD BUSINESS

8. NEW BUSINESS

8.I. Application 2023-19-OR- Westview Cunningham Rezoning

An application to amend the Official Zoning Map (§27-301) to change the zoning classification of the properties located along Noblestown Road and Industrial Park Drive (Allegheny County Tax ID Nos.: 407-E-70 and 407-F-10) from the "R-1 Single Family Residential" Zoning District Designation to the "I-1 Light Industrial" Zoning District Designation.

Documents:

[APPLICATION PACKAGE.PDF](#)

8.II. Application 2023-20-SP- 110 Andrew Drive Shopping Center

An application for preliminary and final approval of a land development (minor land development) on 1.56 acres of land located at 110 Andrew Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-2).

Documents:

[110 ANDREW DRIVE - ELEVATIONS - 07.14.2023.PDF](#)
[110 ANDREW DRIVE - FLOOR PLAN - 07.14.2023.PDF](#)
[23145-LD PLAN SET.PDF](#)
[LANDSCAPING PLANS.PDF](#)
[TOWNSHIP APPLICATION.PDF](#)
[TRAFFIC ANALYSIS.PDF](#)

8.III. Application 2023-14-CU- 110 Andrew Drive Shopping Center And Outdoor Dining

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

8.IV. Application 2023-21-SU – PTI Revised Plan Of Lots

An application for preliminary and final approval of a land development (simple subdivision) on 115.280 acres of land located along Gamble Road, Oakdale, PA, 15071, in the CE Civic and Education Zoning District (Allegheny County Parcel ID No. 410-K-4).

Documents:

[APPLICATION FOR SUBDIVISION AND OR LAND DEVELOPMENT 2023-05-24.PDF](#)
[15495-0044 VSD TO NORTH FAYETTE 2023-07-10.PDF](#)

8.V. ORDINANCES

Proposed Ordinance No. 513- Omnibus Zoning Ordinance Update

Documents:

[ORD. 513 OMNIBUS AMENDMENT FINAL.PDF](#)

9. GENERAL DISCUSSION

10. ADJOURNMENT