



**TOWNSHIP OF NORTH FAYETTE
PLANNING COMMISSION MEETING
7:00 P. M. - THURSDAY, OCTOBER 5, 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 Kevin Cody, 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 September 7, 2023 Meeting.

Documents:

[PC MINUTES 9-7-2023.PDF](#)

5. REPORTS

Community Development Report- August 2023

Documents:

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

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

7. OLD BUSINESS

8. NEW BUSINESS

8.I. Application 2023-22-SU- Miller Consolidation Plan

An application for preliminary and final approval of a land development (simple subdivision) on 1.0238 acres of land located at 8222 & 8224 Steubenville Pike, McDonald, PA, 15057, in the MU Mixed Use Zoning Districts (Allegheny County Parcel ID Nos. 1040-C-5, 1040-C-6, 1040-C-6, 1040-C-33).

Documents:

[2934-C01_MILLER-9-4-2023.PDF](#)
[APPLICATION FOR SUBDIVISION AND OR LAND DEVELOPMENT \(SALDO\)
_202307060814527630.PDF](#)

8.II. Application 2023-23-SP- North Fayette Business Park- Phase 2

An application for preliminary and final approval of Phase 2 of a Planned Non-Residential Development (PNRD) located along International Drive and the proposed Rosslare Drive in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID Nos. 799-P-140, 799-L-160, 799-R-150).

Documents:

[PHASE 2 - APPLICATION.PDF](#)
[NFBP PHASE 2 - 9-13-2023.PDF](#)
[NFBP - HEC RAS PLANS.PDF](#)
[NFBP - HEC RAS REPORT.PDF](#)
[NFBP - JOINT PERMIT APPROVAL LETTER.PDF](#)

9. ORDINANCES

Proposed Ordinance No. 513- Omnibus Zoning Ordinance Update

Documents:

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

10. GENERAL DISCUSSION

11. ADJOURNMENT