

**TOWNSHIP OF NORTH FAYETTE
PLANNING COMMISSION MEETING
7:00 P.M. THURSDAY, NOVEMBER 2, 2023
NORTH FAYETTE TOWNSHIP MUNICIPAL BUILDING**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Board Members

- Chuck Kyle, Chairman
- Matt Gilfillan, Vice Chairman
- Dan Klaas, Secretary
- Fred Lutz, Board Member
- Bill Fitzgerald, Board Member
- Linda Diffendal, Board Member
- Kevin Cody, 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 October 5, 2023



PC Minutes
10-5-2023.pdf

5. REPORTS

Community Development Report- September 2023



Community
Development Septer

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

7. **OLD BUSINESS**

1. **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).



Application for Subdivision and or



2934-01_Miller



2934-01_Miller Consolidation Plan



2934-C01_Miller-10-19-2023.pdf

8. **NEW BUSINESS**

1. **Application 2023-24-SU – Marzarella Consolidation Plan** - An application for preliminary and final approval of a land development (simple subdivision) on 9.475 acres of land located at 925 Santiago Road, Imperial, PA, 15126, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID Nos. 1041-S-54, 1041-S-51, 1041-S-3, 1041-S-45, & 916-N-147).



4966 - Application for SALDO_20230706



4966 - Marzarella SubD - Santiago Ro.



4466 - Response letter 10-18-2023.pd



4966 - Marzarella SubD - Santiago Ro.

2. **Application 2023-25-OR – Peluso Rezoning** - An application to rezone several parcels fronting and/or in the immediate vicinity of California Hollow Road from “R-2 Suburban Residential” Zoning District Designation to the “MU Mixed Use” Zoning District Designation.



Application.pdf



Ord. 518 - Peluso Rezoning.pdf

9. **GENERAL DISCUSSION**

10. **ADJOURNMENT**