



**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

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 October 5, 2023 Meeting.

## 5. REPORTS

Community Development Report- September 2023

Documents:

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

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

## 7. OLD BUSINESS

### 7.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:

[2934-01\\_MILLER CONSOLIDATION PLAN MODIFICATION REQUEST\\_SDG\\_10-19-2023.PDF](#)  
[2934-01\\_MILLER CONSOLIDATION PLAN REVIEW RESPONSE\\_SDG\\_10-19-2023.PDF](#)  
[2934-C01\\_MILLER-10-19-2023.PDF](#)  
[APPLICATION FOR SUBDIVISION AND OR LAND DEVELOPMENT \(SALDO\)\\_202307060814527630.PDF](#)

## 8. NEW BUSINESS

### 8.I. Application 2023-24-SU Marzarella Subdivision/Consolidation Plan No. 2

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).

Documents:

[4966 - APPLICATION FOR SALDO\\_202307060814527630.PDF](#)  
[4966 - MARZARELLA SUBD - SANTIAGO ROAD-24X36.PDF](#)  
[4466 - RESPONSE LETTER 10-18-2023.PDF](#)  
[4966 - MARZARELLA SUBD - SANTIAGO ROAD-24X36.PDF](#)

### 8.II. 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.

Documents:

[APPLICATION.PDF](#)  
[ORD. 518 - PELUSO REZONING.PDF](#)

## 9. GENERAL DISCUSSION

## 10. ADJOURNMENT