

**NORTH FAYETTE TOWNSHIP
PLANNING COMMISSION
THURSDAY, FEBRUARY 4, 2021
7:00 P.M.
VIRTUAL**

The meeting was called to order at 7:00 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Fred Lutz, Board Member
Matt Gilfillan, Board Member
Tom McDermott, Esq., Township Solicitor (arrived 7:10 P.M.)
Shawn Wingrove, EIT, Township Engineer
Andrew Hartwell, AICP, Director, Community Development
Debbie Midgley, Recording Secretary

MEMBERS ABSENT:

Bill Fitzgerald, Vice Chairman

OTHERS PRESENT:

Heather Abramowicz, Resident
Chip Cassidy, National Power LLC
Eric Cullings, National Power, LLC
Lauren Baselj Dougherty, Resident
Terry Palmer, Bateman NFI & Associates, LLC
Thomas Cenna, Hampton Technical
Joe Darabant, DCI Custom Homes
John DiPasquale, Esq., Faegre, Drinker, Biddle & Reath LLP
Benjamin Strunk, Comcast
Ed Waters, Comcast
Michael Fisher, Galletta Engineering

ADMINISTRATIVE:

A motion was made by Mr. Matt Gilfillan, seconded by Mr. Fred Lutz, to approve the minutes from the January 7, 2021 meeting. Motion carried.

REPORTS:

1. Community Development Report- December 2020

Mr. Hartwell said the report indicates the current trend of residents using more outside space. He said that 2020 was a record year for pool and deck permits.

PUBLIC COMMENT: (Any item not on the agenda)

There were no public comments.

OLD BUSINESS

- 1. Application 2019-15-SP – Comcast XsDC Site Plan – –** An application for preliminary and final approval of a major land development plan on 10.747 acres of land located at 21 Summit Park Drive in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 498-R-3).

Mr. Kyle asked if a representative is present.

Mr. John DiPasquale is present representing Comcast. He said this lot is the result of the subdivision of the original larger lot. He said a parking variance was required and was granted by the Zoning Hearing Board. He said the applicant resubmitted plans to the Planning Commission, which granted approval of the subdivision and was then recorded with Allegheny County in December of 2020. He said the plans for this site are an unmanned data center, no staff on site.

The Board reviewed the comments of Mr. Hartwell and Mr. Wingrove.

Mr. Hartwell made the following comments.

I have reviewed the application filed for preliminary and final approval of a non-residential land development plan and my comments are as follows:

1. This is an application for preliminary and final approval of a major land development plan on 10.747 acres of land located at 21 Summit Park Drive in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 498-R-3).
2. Please refer to comments from the Township Engineer, per the enclosed review letters from LSSE dated December 12, 2019, October 26, 2020, November 10, 2020, December 2, 2020, January 14, 2021, and February 2, 2021. In addition, I offer the following comments:
 - A. Landscaping for Service Structures – The ordinance requires that all service structures shall be fully screened. (§ 27-207.2.C) **Status: Identify on the plans the location of all service structures, including dumpsters, and the required screening.**
 - B. A crosswalk must be provided across the driveway entrance. **Status: Please show a crosswalk on the site plan and provide a typical construction detail on the plan of a crosswalk demonstrating compliance with PennDOT Publication 111, Traffic Control – Pavement Markings and Signing Standards, TC-8600, Sheet 6 of 13 – Type C – Perpendicular crosswalk.**
 - C. Provide a sidewalk connection between the building and the proposed sidewalk along Summit Park Drive. **Status: An ADA compliant sidewalk must be provided between the proposed sidewalk and the building entrance.**
3. Please refer to comments from the Township Traffic Engineer, per the enclosed review letter from HRG dated December 23, 2020.

4. Please refer to any comments from the Township Solicitor.
5. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, a review letter has not been received.

Due to the significance of the items needing to be addressed as outlined in the LSSE review letter, it is my recommendation that the Planning Commission table this application. This will allow for items identified in this memorandum dated December 2, 2020, and LSSE's review letter dated December 2, 2020 to be addressed prior to the next meeting scheduled for January 7, 2021.

At this time, the application is complete, pending the resolution of items outlined above and by the Township Engineer and the Township Traffic Engineer. It is my recommendation that the Planning Commission recommend approval of the Comcast XsDC Site Plan final application to the Board of Supervisors, contingent upon all items being addressed in this review memorandum dated February 2, 2021, the Township Engineer's review letters dated December 12, 2019, October 26, 2020, November 10, 2020, December 2, 2020, January 14, 2021, and February 2, 2021, and the Township Traffic Engineer's review letter dated December 23, 2020.

Mr. Hartwell made some additional comments.

Mr. Hartwell said there are three comments related to zoning such as dumpsters need to be shown on the plan, along with any screening provided. He said applicant is installing a sidewalk along Summit Park Drive and that requires a crosswalk across the driveway entrance that will continue the two sides of the sidewalk. He said from the sidewalk to the building entrance for ADA compliance there needs to be an ADA route connecting the sidewalk to the front door.

Mr. Kyle asked if these are new items.

Mr. Hartwell said these are comments from the Township's review letter.

Mr. Mike Fisher from Galletta Engineering, representing the applicant said he does not see any issues with any of the three items mentioned in the Township's review letter.

Mr. Kyle said very good.

Mr. Hartwell said he would recommend that the Board recommend approval to the Board of Supervisors.

Mr. Wingrove made the following comments.

LSSE has completed our review of the above referenced Land Development Plan Application documentation, dated August 21, 2019, last revised January 28, 2021 prepared by Galletta Engineering Corporation, as received by our office January 29, 2021, via email. The plan proposes the construction of a data storage building with associated parking areas and stormwater management facilities. The property is located on the eastern side of Summit Park Drive and is Zoned B-2 – General Business District.

Previous comments may be found in our letters dated January 14, 2021, December 2, 2020, November 10, 2020, October 26, 2020, and December 12, 2019.

The following listing presents unresolved/noncompliant items identified during our review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22), Grading Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427):

Land Development

1. The Ordinance requires the Developer execute a Development Agreement. (Section 209.) **Previous Comment:** *The Developer must contact the Solicitor to initiate the preparation of the Development Agreement upon plan approval. Status: Pending.*
2. The Ordinance requires locations of sanitary sewers, water and gas lines, and connections to existing systems be provided. (Section 308.J) **Previous Comment:** *Existing utility locations have not been provided. Locations of existing utilities and proposed connections must be provided as well as all applicable details. Previous Comment: The location of existing utilities is unclear, clarify if any existing utilities are present within the subject lot. Proposed utilities have been provided, however, utility details have not been provided. Previous Comment: The plan indicates approximate locations of existing sanitary lines. Final location of all sanitary lines and all applicable details for sanitary connection must be provided. Previous Comment: The location of the existing sanitary sewer and proposed connection remains to be shown on the plan. Status: No change. The response indicates DEP approval is awaited. It is assumed this is in reference to the Planning Module. DEP does not approve connection to the Township's sewer. The field identified location of the sewer must be depicted on the plan, along with the specific location of proposed connection.*
3. The Ordinance requires a Soil Erosion and Sedimentation Control Plan. (Section 318.) **Previous Comment:** *An Erosion and Sedimentation Control Plan has not been provided. Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed, deemed adequate by the Allegheny County Conservation District (ACCD) and provide documentation that the NPDES Permit has been issued if disturbance is greater than 1 acre. Previous Comment: An Erosion and Sedimentation Control Plan has been provided, Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed, deemed adequate by the Allegheny County Conservation District (ACCD) and provide documentation that the NPDES Permit has been issued if disturbance is greater than 1 acre has not been provided. Status: Pending submission of ACCD letter of adequacy.*
4. The Ordinance requires that each lot be served by public sanitary sewers approved by the PADEP (Section 402.). **Previous Comment:** *Provide documentation that a Sewage Facilities Planning Module has been approved for the site. Status: Pending.*

Stormwater Management

1. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 602) **Previous Comment:** *A copy of the signed and recorded Stormwater*

Maintenance Agreement has not been provided. The Applicant should contact the Township Solicitor regarding the agreement. Status: Pending submission.

2. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 604) **Previous Comment:** *The amount of the Fund contribution will be determined upon approval of the plan. Status: Pending.*

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, will conform to the Township of North Fayette’s Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22) and Stormwater Management Ordinance, with resolution of the above noted items. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Mr. Wingrove made some additional comments.

Mr. Wingrove said the Board has his most recent review letter dated February 2, 2021. He said the applicant has been able to address the majority of the technical comments. He said there a handful of comments remaining in the letter that are administrative items. He said the one technical comment remaining is showing on the plan in greater detail as it relates to specifically to the location of the sewer connection. He said he believes that will be resolved. He said the final detail on the plan is showing the connection. He said the remainder of the comments as it relates to stormwater and parking and landscaping have been addressed. He said nothing remaining that would alter the plans.

Mr. Kyle asked if there were any further comments or questions, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. MATT GILFILLAN , SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2019-15-SP THE COMCAST XsDC SITE PLAN TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN LSSE’S REVIEW LETTERS DATED DECEMBER 12, 2019, OCTOBER 26, 2020, NOVEMBER 10, 2020, DECEMBER 2, 2020, JANUARY 14, 2021, FEBRUARY 2, 2021 AND THE TOWNSHIP’S REVIEW LETTER DATE FEBRUARY 2, 2021, AND THE TOWNSHIP TRAFFIC ENGINEER’S REVIEW LETTER DATED DECEMBER 23, 2020.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

2. **Application 2021-2-SP – North Fayette Industrial Park – Phase 1** – An application for final approval of Phase 1 of a Planned Non-Residential Development (PNRD) on 168.256 acres of land located on Bateman Road in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID No. 799-M-9).

Mr. Kyle asked if a representative is present.

Mr. Tom Cenna from Hampton Technical Associates is present representing Bateman NFIA.

Mr. Cenna said the applicant has addressed the comments made by LSSE and the ACED, and returned a resubmittal a few days ago. He said the applicant is seeking two modifications and is hoping they can be voted on this evening.

The Board reviewed the comments of Mr. Hartwell and Mr. Wingrove.

Mr. Hartwell made the following comments.

I have reviewed the application filed for minor residential subdivision and my comments are as follows:

1. An application for final approval of Phase 1 of a Planned Non-Residential Development (PNRD) on 168.256 acres of land located on Bateman Road in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID No. 799-M-9).
2. Tentative approval of the PNRD was granted by the Board of Supervisors on October 27, 2020. A copy of the Finding of Fact, Conclusions & Decision of the Board of Supervisors is enclosed for your reference.
3. Please refer to comments from the Township Engineer, per the enclosed review letters from LSSE dated December 29, 2020 and January 26, 2021. In addition, I offer the following comments:
 - A. As part of the tentative PNRD approval, the following modification requests were granted:
 - a. Modification is granted to allow vehicular access to be at less than two points along a collector or arterial street (§27-603.11.A). This is a temporary modification. A second street connection to Bateman Road (via Rosslare Drive) must be constructed prior to the issuance of any building permits in Phase 2.
 - b. Modification is granted to allow encroachment into the 100 foot bufferyard along the frontage of Route 22/30 for Lot 8 for grading purposes, conditioned upon the bufferyard area being revegetated upon completion of grading and prior to issuance of a building permit for Lot 8 (§27-206.3.E).
 - c. Modification is granted to eliminate the required side bufferyard between lots 7 and 8, due to access to the shared loading area which crosses the property line, conditioned upon the required bufferyard plantings being provided

- between International Drive and the detention pond located to the east of Building 2, adjacent to Fayette Farms PRD (§27-206.3).
- d. Modification is granted to allow for a setback of greater than 50 feet on Lot 11 (§27-603.10.A).
 - e. Modification is granted as the requirement that 75% of the total required open space be contiguous (§27-603.7.C), in order to authorize the Open Space to be configured as depicted in the proposed Plan.
- B. As part of the final Phase 1 approval, the following modifications are requested:**
- a. A modification is being requested to the Township of North Fayette Minimum Construction Standards and Details, page 41 – Concrete Sidewalk, to permit the sidewalks located along International Drive to be built next to the curb as an integral curb/sidewalk, thereby negating the need for a grass strip between the curb and sidewalk.
 - b. A modification is being requested to the Township of North Fayette Minimum Construction Standards and Details, page 54, and page 55 – Type M Inlet, Frame and Grate and Type C Inlet, Frame and Grate, to permit the maximum height of the inlet box to be greater than 10 foot in height for inlets not in the main access road to the development.
 - c. A modification is being requested to the Township of North Fayette Minimum Construction Standards and Details, page 52 – Storm Sewer Manhole, to permit the maximum height of the manhole box to be greater than 20 foot in height for manholes not in the main access road to the development.
- C. Per the decision granting tentative approval, all building must be constructed in accordance with Section 503 of the International Fire Code, including the requirement that fire apparatus access roads for structures be provided around all sides of the proposed buildings. *Previous Comment: Continuous access to all sides of the proposed buildings must be provided. Applicant needs to coordinate with the Township Fire Code Official, Gary Hamilton, to satisfy this requirement. Status: This comment has been addressed to the satisfaction of the Township Fire Code Official.*
- D. Per the decision granting tentative approval, all streets in “North Fayette Industrial Park” whether public or private, shall be constructed to the specifications of the Township Subdivision and Land Development Ordinance and Township Construction Standards for public streets. In addition, both Rosslare Drive and the extension of International Drive shall match the cartway width of the existing International Drive located in the adjacent Imperial Business Park and shall feature concrete curbs. *Previous Comment: Concrete curbs need to be provided along the proposed extension of International Drive. Status: Asphalt wedge curbs are still shown as being provided on the site plan. Please revise to show concrete curbing.*
- E. Per the decision granting tentative approval, the Developer shall construct five foot (5’) wide sidewalks within the development along both sides of the entire length of the extension of International Drive. ADA curb ramps and crosswalks must be provided at street and driveway intersections. Sidewalks located adjacent to common space within each phase shall be constructed in their entirety prior to the issuance of the first Building Permit for the phase. Sidewalks located adjacent to building lots shall be constructed prior to the issuance of occupancy permits. *Previous Comment: Crosswalks must be provided. Status: Cross walks are shown on the site plan.*

Please provide a typical construction detail of the proposed crosswalks demonstrating compliance with PennDOT Publication 111, Traffic Control – Pavement Markings and Signing Standards, TC-8600, Sheet 6 of 13 – Type C – Perpendicular crosswalk.

- F. Per the decision granting tentative approval, the Developer shall install street lights along the entire length of the extension of International Drive and Rosslare Drive, as depicted on sheet C.171 of the tentative PNRD plan and as required by §22-405.1.A. Street lights within each phase shall be installed in their entirety prior to the issuance of the first Building Permit for the phase. *Previous Comment: A typical detail of the proposed streetlight needs to be provided and shown on the plan.* **Status: A typical detail has been provided.**
- G. Per the decision granting tentative approval, if cluster mailboxes are required to be used within the development by the USPS, the cluster mailboxes shall be provided in an off-street area, and shall be designed in accordance with the Township's minimum design standard specifications for cluster mailbox areas, and shall be ADA accessible. *Previous Comment: If cluster mailboxes are to be utilized, the location of the cluster mailbox area must be identified on the plans. Please refer to the SALDO for design standards and specifications for cluster mailbox areas.* **Status: Provide documentation from the USPS District Growth Management Coordinator as to the method of mail delivery to be provided within the proposed development.**
- H. Transportation Impact Fees - The site development transportation impact fee calculation, based on 130 PM peak hour trips at \$1,600 per trip for the Western District, will result in a fee of \$208,000.00 due to the Township. *Previous Comment: Please note that this fee must be paid in full to the Township at time of the first Building Permit Issuance.* **Status: Acknowledged by applicant.**
- I. A modification was granted to eliminate the required side bufferyard between lots 7 and 8, due to access to the shared loading area which crosses the property line. This modification was granted conditioned upon the required bufferyard plantings being provided between International Drive and the detention pond located to the east of Building 2, adjacent to Fayette Farms PRD (§27-206.3). *Previous Comment: The location of these plantings must be identified on the landscaping plan (sheet C.161).* **Status: Item is still outstanding; landscaping has not been provided.**
- J. International Drive – Please note that if the intent is to dedicate the roadway to the Township, the intermediate cul-de-sac at the current road terminus must be removed and the typical road section installed through that segment of roadway. *Previous Comment: Please discuss with the Township Engineer the intended ownership of the roadway, and what additional steps, if any, may be needed to dedicate the roadway to the Township should the Board of Supervisors decide to accept ownership of the street.* **Status: Item is still outstanding.**
- K. Internal Landscape Islands – The ordinance requires that landscape islands be enclosed by appropriate curbing or a similar device at least six inches wide and at least six inches in height above the paving surface. Wedge curbing is not acceptable. (§ 27-207.2.B.(2)(g)) *Previous Comment: Provide appropriate curbing around landscape islands.* **Status: Asphalt wedge curbing is still shown as being provided. Please revise to show curbing per the required specifications.**
- L. Landscaping for Service Structures – The ordinance requires that all service structures shall be fully screened. (§ 27-207.2.C) *Previous Comment: Identify on the*

plans the location of all service structures, including dumpsters, and the required screening. Status: Screening has been provided.

- M. Sidewalks - The landowner and/or developer shall be responsible for maintenance of the sidewalks within the PNRD. The ordinance requires that a pedestrian system maintenance program and standards shall be submitted as part of the application. (§ 27-603.11.B.(4)) *Previous Comment: Submit a written maintenance program to the Township Engineer for review. Status: Item is still outstanding.*
- N. Covenants, Conditions and Restrictions (CCR) Document (§ 27-606.2.A.(15)) *Previous Comment: Please submit a draft document to the Township Solicitor for review. Status: Item is still outstanding.*
- O. Recording - The ordinance requires that the final site development plan be recorded with Department of Real Estate. Please note that said plan shall be recorded within 90 days of the date final approval is granted by the Township Board of Supervisors or final approval shall automatically be rescinded. (§ 27-606.5) *Previous Comment: Please submit a plat for the site plan containing the required declarations, in form required for recording, for review. This is for the final PNRD approval for Phase 1 and is recorded separately from the subdivision plan. Status: Item is still outstanding.*

- 4. Please refer to any comments from the Township Solicitor and the Township Traffic Engineer.
- 5. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, no comments have been received from ACED.

At this time, the application is complete, pending the resolution of items outlined above and by the Township Engineer. It is my recommendation that the Planning Commission recommend approval of the North Fayette Industrial Park PNRD – Phase 1 final application to the Board of Supervisors, contingent upon all items being addressed in this review memorandum dated February 2, 2021 and Township Engineer’s review letters dated December 29, 2020 and January 26, 2021.

Further, it is my recommendation that the Planning Commission recommend approval of the modification requests listed above.

Mr. Hartwell made some additional comments.

Mr. Hartwell said the Township provided Mr. Cenna with an updated status on comments from the previous month, he would ask that the Board’s recommendation include satisfying the comments, be a condition of approval.

Mr. Cenna said the applicant feels all comments can be addressed.

Mr. Wingrove made the following comments.

We have completed our review of the above referenced Land Development Plan Application, dated November 5, 2020 last revised January 15, 2021, prepared by Hampton Technical Associates Inc, as received by our office January 15, 2021 via email. The plan proposes the construction of four warehouse buildings, with associated parking and stormwater management facilities. The property

is located to the southeast of Bateman Road and is Zoned B-2 – General Business District and is located within the PNRD Overlay District.

Comments regarding Tentative PNRD Approval may be found in our letters dated August 12, 2020 and July 10, 2020.

Previous comments made regarding Final Approval can be found in our letter dated December 29, 2020.

The following listing presents unresolved/noncompliant items identified during our review that do not conform to the Township of North Fayette’s Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22), Grading Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 461):

Zoning

1. The Ordinance requires one tree be planted for each 750 square feet of building footprint. (Section 207.1.A) **Previous Comment:** *Building trees must be provided in addition to the required bufferyard trees. Planting tabulation should confirm those trees planted for building or parking lot requirements are in addition to the bufferyard plantings.* **Status:** **The Plant Schedule tabulation shows a total 519 proposed bufferyard plantings. Accounting for all bufferyards within individual building lots as well as bufferyards bordering the PNRD property lines, the landscape plan and its enlargements indicate a total number of bufferyard plantings that exceeds 519 proposed trees. Moreover, the Landscape Requirements Table does not include a sum of provided bufferyard plantings, please revise accordingly. A tabulation indicating totals of required and provided bufferyard trees by building lot and site boundary should be provided clarifying proposed number of trees proposed for each lot and the PNRD property boundaries. Bufferyard trees should be exclusive of required building trees. A complete tabulation indicating required building trees, bufferyard trees, and parking lot trees should be provided as well as identification on the plans of what trees are proposed for each requirement.**

Land Development

1. The Ordinance requires internal landscape islands provided within the parking area be enclosed by appropriate curbing or a similar device at least six inches wide and at least six inches in height above the paving surface. Wedge curbing is not acceptable. (Section 207.2.B.2.g) **Status:** **The plan indicates internal parking island curbing areas composed of asphalt, please revise accordingly.**
2. The Ordinance requires the Developer execute a Development Agreement. (Section 209.) **Previous Comment:** *The Developer must contact the Solicitor to initiate the preparation of the Development Agreement.* **Status:** **Pending.**
3. The Ordinance requires a Comprehensive Geotechnical Investigation. (Section 305.) **Previous Comment:** *A preliminary geotechnical report dated January 31, 2006, was previously provided in preliminary approval. Comprehensive geotechnical report has not*

- been provided.* **Status:** A Comprehensive Geotechnical Investigation has been provided, however, it does not include slope stability analyses for proposed cut and fill slopes demonstrating a minimum factor of safety of 1.5 as required by Section 305.6. Further, the Applicant should note that certification of the geotechnical engineer of record of conformance with the recommendation of the report (including the identified slope settlement monitoring) will be conditions of the grading permit and requirements of release of financial security.
4. The Ordinance requires a proposed traffic warning and regulatory control signage plan. (Section 308.Q) **Previous Comment:** *Speed Limit signs have not been provided.* **Status:** A PennDOT speed limit sign is indicated on the Overall Site Layout Sheet C.131. Proposed signage should also be depicted on the Site Layout Enlargement Sheet C.131A. Moreover, the plan indicates the proposed signage is located within the middle of the sidewalk, please revise accordingly.
 5. The Ordinance requires conformance with the Township Standard Details. (Section 316.1.A.) **Status:** The following comments are provided based on a review of the Township Standard Details:
 - a. **Previous Comment:** *Standard Details allows a maximum inlet depth of 10 feet. The plan proposes several inlets in excess of 10 feet, including those within the roadway.* **Status:** The plan depicts several inlets in excess of 10 feet. The Applicant requests a modification for maximum heights of inlet boxes to be greater than 10 foot in height for inlets not in the main access road to the development. Pending modification request.
 - b. **Previous Comment:** *Details have not been provided for the proposed roadway section and pavement depths. As was a condition of Tentative approval, roadway width and curb types must match the existing roadway. 24" depth concrete curb is required per the Township Standard Details. Plans currently note wedge curb for the roadway. Plan details should be added accordingly for the roadway section and curbs.* **Status:** No Change, the plan depicts an 18" curb as shown on the curb detail. The Applicant requests a modification to include a sidewalk-integral curb. Pending modification request.
 6. The Ordinance requires a Soil Erosion and Sedimentation Control Plan. (Section 318.) **Previous Comment:** *Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed, deemed adequate by the Allegheny County Conservation District (ACCD) and documentation that the NPDES Permit has been issued has not been provided.* **Status:** Pending submission.
 7. The Ordinance requires that each lot be served by public sanitary sewers approved by the PADEP (Section 402.). **Previous Comment:** *Provide documentation that a sewage facility planning module has been approved for the proposed development.* **Status:** Pending submission.
 8. The Ordinance requires that each lot be served by public sanitary sewers approved by the PADEP (Section 402.). **Previous Comment:** *Dedication of the Imperial Business Park*

sanitary sewers must be completed prior to connection of the new sanitary line. Comments as noted in LSSE letter dated December 23, 2020 must be addressed. **Status: Pending.**

9. The Ordinance requires all sanitary sewer installation be in accordance with the Township Standard Details. (Section 512.1.A) **Previous Comment:** *The plan notes to tie-in to an existing sanitary sewer line. Details for the proposed connection have not been provided. The manhole must be core-drilled. Further, the plan proposes a grinder pump and forcemain lateral to serve Building 4. Tentative Plans showed gravity sewer serving this lot. Provide confirmation whether this building will be served with gravity sewer at time of Phase 2 construction. Additionally, the proposed forcemain crosses two lots before reaching the proposed public sewer. Easements are not provided for this encroachment. ACHD approval of the lateral configuration will be required prior to obtaining a building permit.* **Status: Notation of core-drill installation requirement has not been indicated on the plan or detail, please revise accordingly.**

Grading

1. The Ordinance requires a Grading Permit. (Section 103.1.) **Previous Comment:** *A grading permit application should be filed with the Township prior to commencement of work.* **Status: Pending.**

Stormwater Management

1. The Ordinance requires all stormwater conveyance facilities be designed to convey the 100 year storm event with the hydraulic gradeline a minimum of 2 feet below the surface elevation of the structure and within the pipe. (Section 502.A) **Previous Comment:** *Multiple line segments show that the HGL is not contained within the pipe.* **Status: Pipe sizing has been revised, however, several segments still indicate that the HGL is not contained within the pipe, please revise accordingly**
2. The Ordinance requires all storm pipes installed through the facility embankment be constructed of reinforced concrete pipe. (Section 503.G) **Previous Comment:** *The plans propose HDPE through the embankment.* **Status: The Applicant requests to use ADS Sanitite HP. Documentation should be provided indicating specifications of backfill material recommended by the manufacturer.**
3. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 602) **Previous Comment:** *The applicant should contact the Township Solicitor regarding the agreement.* **Status: Pending.**
4. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 604) **Previous Comment:** *The amount of the Fund contribution will be determined upon approval of the plan.* **Status: Pending.**
5. The Ordinance requires the plan and profile drawings and details of all SWM BMPs, drainage structures, pipes, open channels, and swales. (Section 401.3.C.9 and 802) **Status:**

Roof drain connectors have not been provided for each building, please revise accordingly.

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, does not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22), Grading Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 461). Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Mr. Wingrove made some additional comments.

Mr. Wingrove said the Board has his most recent review letter dated January 26, 2021. He said a resubmittal response letter was received yesterday and the supplementary documentation earlier today. He said can highlight the items in the letter and let the Board know the status based on his preliminary review.

Mr. Wingrove said there is one Zoning comment remaining, some clarifications related to the designation of the number of plantings and trees. He said the ordinance has several layers of requirements as it relates to buffer yard plantings, parking lot plantings and building plantings. He said based on the response received today, it looks as though the applicant has demonstrated they have the number of trees and plantings necessary.

Mr. Wingrove said as for Land Development, the clarification needed in relation to curbing heights has been addressed. He said the geotechnical report is still in progress, and a supplement to that report will be submitted.

Mr. Wingrove said the applicant has requested two modifications of the SALDO. He said one in regard to the inlet depth and the second to install the sidewalk directly behind the concrete curb. He said the remaining comments are third party items and administrative items.

Mr. Kyle asked is there anything of concern in the items that remain to be submitted.

Mr. Wingrove said no, but he would suggest the supplemental geotechnical report be submitted prior to the application going to the Board of Supervisors for approval.

Mr. Kyle asked if there were any further comments or questions, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. FRED LUTZ , SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD

OF SUPERVISORS, OF APPLICATION 2021-2-SP, THE NORTH FAYETTE INDUSTRIAL PARK PHASE 1 PNRD, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN LSSE'S REVIEW LETTERS DATED, DECEMBER 29, 2020 AND JANUARY 26, 2021 AND SPECIFICALLY THAT THE GEOTECHNICAL REPORT BE SUBMITTED AND APPROVED BY THE TOWNSHIP ENGINEER BEFORE BEING PRESENTED TO THE BOARD OF SUPERVISORS FOR APPROVAL, AND CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP'S REVIEW LETTER DATED FEBRUARY 2, 2021.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

Mr. Kyle asked if there were any further comments or questions, hearing none he asked for a motion on the modifications.

A MOTION WAS MADE BY Mr. MATT GILFILLAN , SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE MODIFICATION OF MINIMUM CONSTRUCTION STANDARDS OF SECTION 316.1.A OF THE SALDO, FOR INLET DEPTH TO EXCEED MINIMUM CONSTRUCTION STANDARDS IN AREAS WHERE A PRIVATE ROAD WILL REMAIN IN PERPETUITY.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

A MOTION WAS MADE BY Mr. MATT GILFILLAN , SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE MODIFICATION OF MINIMUM CONSTRUCTION STANDARDS OF SECTION 316.1.A OF THE SALDO, OF A MANHOLE BOX TO EXCEED MINIMUM CONSTRUCTION STANDARDS IN AREAS WHERE A PRIVATE ROAD WILL REMAIN IN PERPETUITY.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

A MOTION WAS MADE BY Mr. MATT GILFILLAN , SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE MODIFICATION OF MINIMUM CONSTRUCTION STANDARDS OF SECTION 316.1.A OF THE SALDO, TO ALLOW FOR A CONCRETE SIDEWALK ALONG INTERNATIONAL DRIVE TO BE BUILT NEXT TO A CURB AS AN INTEGRAL CURB/SIDEWALK.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

- 3. Application 2021-3-SU – North Fayette Business Park Revision 1** – An application for preliminary and final approval of a major subdivision plan on 164.2541 acres of land located on Bateman Road in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID No. 799-M-9).

Mr. Kyle asked if a representative is present.

Mr. Tom Cenna from Hampton Technical is present.

Mr. Cenna said there were some minor changes to note on the plan that are administrative in nature.

The Board reviewed the comments of Mr. Hartwell and Mr. Wingrove.

Mr. Hartwell made the following comments.

I have reviewed the application filed for major subdivision and my comments are as follows:

1. This is an application for preliminary and final approval of a major subdivision plan on 164.2541 acres of land located on Bateman Road in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID No. 799-M-9).
2. Please refer to comments from the Township Engineer, per LSSE's review letters dated December 29, 2020 and January 26, 2021. Copies of the letters are enclosed.
3. Please refer to any comments from the Township Solicitor.
4. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. Please refer to comments from ACED, per the review email dated January 27, 2021. A copy of the email is enclosed.

At this time, the application is complete, pending the resolution of items outlined by the Township Engineer. It is my recommendation that the Planning Commission recommend approval of the North Fayette Business Park Revision 1 Subdivision Plan to the Board of Supervisors, contingent upon all items being addressed in this review memorandum dated February 2, 2021, the Township Engineer's review letters dated December 29, 2020 and January 26, 2021, and the ACED review email dated January 27, 2021.

Mr. Hartwell made some additional comments.

Mr. Hartwell said he would recommend the Board recommend approval to the Board of Supervisors of the plan.

Mr. Wingrove made the following comments.

We have completed our review of the above referenced Subdivision Plan Application, dated November 5, 2020 last revised January 15, 2021, prepared by Hampton Technical Associates Inc, as received by our office January 15, 2021 via email. The plan proposes subdivision of one

existing lot into four building lots, two open space parcels and a residual parcel for future development.

Comments regarding Tentative PNRD Approval may be found in our letters dated August 12, 2020 and July 10, 2020.

Previous comments made regarding Subdivision Plan Application can be found in our letter dated December 29, 2020.

The following listing presents unresolved/noncompliant items identified during our review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27) and Subdivision and Land Development Ordinance (Chapter 22):

Subdivision:

1. The Ordinance requires that each lot be served by public sanitary sewers approved by the PADEP (Section 402.). **Previous Comment:** *Provide documentation that a sewage facility planning module has been approved for the proposed development.* **Status: Pending.**

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, will conform to the Township of North Fayette's Zoning Ordinance (Chapter 27) and Subdivision and Land Development Ordinance (Chapter 22) with resolution of the above noted item.

Mr. Wingrove made some additional comments.

Mr. Wingrove said as it relates to the subdivision plan, there are no technical comments that remain. He said the only remaining comment is the need for a sewage facility planning module that will need to be completed before the plan is recorded.

Mr. Kyle asked if there were any further comments or questions, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. MATT GILFILLAN , SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2021-3-SU, THE NORTH FAYETTE BUSINESS PARK REVISION 1 SUBDIVISION PLAN TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN LSSE'S REVIEW LETTERS DATED DECEMBER 29, 2020 AND JANUARY 26, 2021 AND THE ACED REVIEW LETTER DATED JANUARY 27, 2021 AND THE TOWNSHIP'S REVIEW LETTER DATED FEBRUARY 2, 2021.

ROLL CALL:

CHUCK KYLE

YES

FRED LUTZ **YES**
MATT GILFILLAN **YES**

- 4. Application 2021-1-SU – Burns Plan of Lots No. 2** – An application for preliminary and final approval of a minor subdivision plan on 11.726 acres of land located at 279 Logan Road in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 691-F-17).

Mr. Kyle asked if a representative is present.

There is no representative present.

The Board reviewed the comments of Mr. Hartwell and Mr. Wingrove.

Mr. Hartwell made the following comments.

I have reviewed the application filed for minor residential subdivision and my comments are as follows:

1. This is an application for preliminary and final approval of a minor subdivision plan on 11.726 acres of land located at 279 Logan Road in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 691-F-17).
2. Please refer to comments from the Township Engineer, per LSSE’s review letters dated December 30, 2020 and February 2, 2021. Copies of the letters are enclosed.
3. Please refer to any comments from the Township Solicitor.
4. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. An email from ACED indicating that there are no comments regarding the proposed subdivision was received on January 27, 2021. A copy of the email is enclosed.

At this time, the application is complete, pending the resolution of items outlined by the Township Engineer. It is my recommendation that the Planning Commission recommend approval of the Burns Plan of Lots No. 2 to the Board of Supervisors, contingent upon all items being addressed in this review memorandum dated February 2, 2021 and LSSE’s review letters dated December 30, 2020 and February 2, 2021.

Mr. Hartwell made some additional comments.

Mr. Hartwell said there is an outstanding question in regard to the deed and access to the property, showing the private right-of-way on the parcel. He said without the deed, that may affect the recommendation of approval because no documents were provided.

Mr. Wingrove made the following comments.

LSSE has completed our review of the above referenced Subdivision Plan Application, dated December 1, 2020 last revised February 1, 2021, as prepared by Wachter-Willis Consulting, LLC, received by our office February 4, 2021 via email. The plan proposes the lot line relocation between two existing lots. The property is located to the west of Logan Road. The property is zoned R-2 – Suburban Residential.

Previous comments made can be found in our letters dated February 2, 2021 and December 30, 2020.

The following listing presents items unresolved/noncompliant identified during our review that do not conform to the Township of North Fayette’s Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Subdivision

1. The Ordinance requires all lots have frontage and primary access along the right-of-way of a public street. (Section 509.1.B) **Previous Comment:** *Proposed Lot 2 does not have frontage on a public street.* **Previous Comment:** *As discussed at the January Planning Commission Meeting, documentation of right-of-access for Lot No. 2 through the private right-of-way must be provided. A deed reference has been included on the plan. Copy of the deed confirming rights of access should be provided.* **Status: No change. The referenced deed has not been provided.**

The plans have been reviewed for conformance to the Township Ordinance Standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, will conform to the Township of North Fayette’s Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22) with resolution of the above noted item. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

A detailed written response to each comment identified in this letter along with revised plans for review is required.

Mr. Wingrove made some additional comments.

Mr. Wingrove said the structure of the plan has changed a little bit since last month’s meeting. He said the plan originally was dividing one lot into two, the plan has now changed to a lot line relocation. He said this changed and now a sewage planning module is not necessary. He said the concern remains is that there needs to be a modification of the requirement to have frontage on a public street. He said the plan demonstrates there is frontage on a private right-of-way, and referenced a deed. He said this deed is not accessible on the County’s website and requires going to the courthouse to pull the physical deed. He said there was a request made to the developer’s consultant to provide the deed. He said as of this evening nothing has been provided. He said the Board can make review of that deed a condition of the Board’s approval or if, the Board would like the applicant to submit the remaining information, the applicant can come back before the Planning Commission at the March meeting.

Mr. McDermott said that comment and that topic is encompassed in Mr. Wingrove's comments and communications with the applicant to date.

Mr. Hartwell said an email was received earlier today from Mr. Wachter stating he was going to be sending a copy of the deed, but nothing has been received as of yet.

Mr. Gilfillan said he has no issue with making the approval contingent upon receiving a copy of the deed.

Mr. Kyle said the underlying issue is whether the applicant has legal access to utilize that easement. He asked if that is correct.

Mr. Wingrove said it is in conjunction with the applicant's waiver modification request, not to have frontage for proposed lot 2, on a public street. He said the basis of the applicant's modification request is to say that they have frontage on a private right-of-way that they have access too.

Mr. Kyle asked would there need to be action taken on the application along with the modification request.

Mr. Wingrove said correct.

Mr. McDermott said the Board can make both the approval of the modification request and the approval of the actual plan, contingent upon those confirmations.

Mr. Kyle asked by tabling the application does it do any damage to the applicant.

Mr. McDermott said he assumes someone should be able to get the deed to Mr. Wingrove, and that will presumably confirm the easement access, or if not, the applicant will need to withdraw the plan themselves.

Following a discussion, Mr. Kyle asked for a motion.

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO TABLE APPLICATION 2021-1-SU, THE BURNS PLAN OF LOTS NO. 2.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

NEW BUSINESS

- 1. Application 2021-5-SU - Baselj Subdivision Plan** - An application for preliminary and final approval of a minor subdivision plan on 2.316 acres of land located at 101 Whittengale Road in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 689-M-1).

Mr. Kyle asked if a representative is present.

There is no representative present.

The Board reviewed the comments of Mr. Hartwell and Mr. Wingrove.

Mr. Hartwell made the following comments.

I have reviewed the application filed for minor residential subdivision and my comments are as follows:

1. This is an application for preliminary and final approval of a minor subdivision plan on 2.316 acres of land located at 101 Whittengale Road in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 689-M-1).
2. Please refer to comments from the Township Engineer, per LSSE's review letter dated January 29, 2021. A copy of the letter is enclosed. In addition, I offer the following comment:
 - A. A Sewage Facilities Planning Module must be prepared and submitted to the Township for review and approval. (§ 22-402.1)
3. Please refer to any comments from the Township Solicitor.
4. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, no comments have been received from ACED.

Due to the significance of the items needing to be addressed as outlined in the LSSE review letter, it is my recommendation that the Planning Commission table this application. This will allow for items identified in this memorandum dated February 2, 2021, and the Township Engineer's review letter dated January 29, 2020 to be addressed prior to the next meeting scheduled for March 4, 2021.

Mr. Hartwell made some additional comments.

Mr. Hartwell said the sewage planning module is outstanding and because of that he had not recommended approval, however it may be worth a discussion.

Mr. Wingrove made the following comments.

LSSE has completed our review of the above referenced Subdivision Plan Application, dated January 19, 2021 last revised January 26, 2021 as prepared by Wachter-Willis Consulting, LP, received by our office January 27, 2021, via email. The plan proposes the subdivision of one existing lot into three lots. The property is located to the northeast of Whittengale Road. The property is zoned R-2 – Suburban Residential.

Previous comments made can be found in our letter dated January 25, 2021.

The following listing presents unresolved/noncompliant items identified during our review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Subdivision

1. The Ordinance requires documentation of an approved Sewage Facilities Planning Module. (Section 402.1) **Previous Comment:** *The plan proposes creation of 2 new lots. A Sewage Facilities Planning Module must be submitted for review. Documentation of approval of the Sewage Facilities Planning Module must be provided upon receipt.* **Status: Pending submission.**

The plans have been reviewed for conformance to the Township Ordinance Standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, will conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22) with resolution of the above noted item.

Mr. Wingrove made some additional comments.

Mr. Wingrove said the only item remaining in his most recent review letter is the sewage facilities planning module. He said anytime a new lot is created the applicant has to go through the sewage planning process and confirm there is sewage capacity there. He said in the past, instances have been granted conditional approval. He said this is an approval from DEP, and the applicant gets informed that the plan cannot be recorded until the planning module is approved. He said even if the Board of Supervisors approve the plan, the plan will be held for recording until the planning module is approved by the DEP.

Mr. McDermott said there is no recording of the plans until sewage facilities planning module is submitted.

Mr. Wingrove said the applicant will be required to tie into the sewer. He said the line is close enough to connect, that the County Health Department will not issue the applicant a permit for an on-lot system.

Mr. Wingrove said this is not about physical sewer extension, this is approval from DEP to ultimately be able to connect.

Mr. Kyle asked is this a formality.

Mr. Wingrove said yes, this is in place to get the module approved and then the plan can be recorded.

Following a discussion, Mr. Kyle asked if there were any further comments or questions, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. MATT GILFILLAN , SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF APPLICATION 2021-5-SU, THE BASELJ SUBDIVISION PLAN, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED FEBRUARY 2, 2021 AND LSSE’S REVIEW LETTER DATED JANUARY 29, 2021, SPECIFICALLY THE SUBJECT TO THE APPROVAL OF THE SEWAGE FACILITIES PLANNING MODULE.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

- 2. Application 2021-4-SU – Meadow View POL Revision # 1** – An application for preliminary and final approval of a minor subdivision plan on 3.258 acres of land located at 880 & 886 Seabright Road in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID Nos. 913-S-52 & 913-S-54).

Mr. Kyle asked if a representative is present.

Mr. Joe Darabant from DCI Homes is present.

Mr. Darabant said he has a potential homeowner that would like a little more acreage, and he would like to move the property line to allow for that. He said this will help with the sale of the other lots as well.

The Board reviewed the comments of Mr. Hartwell and Mr. Wingrove.

Mr. Hartwell made the following comments.

I have reviewed the application filed for minor residential subdivision and my comments are as follows:

1. This is an application for preliminary and final approval of a minor subdivision plan on 3.258 acres of land located at 880 & 886 Seabright Road in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID Nos. 913-S-52 & 913-S-54).
2. Please refer to comments from the Township Engineer, per LSSE’s review letters dated January 27, 2021 and February 1, 2021. Copies of the letters are enclosed. In addition, I offer the following:
 - a) The Deed Notification Clause, developed by the Allegheny County Department of Real Estate, must be provided on the plan.
 - b) The combined No Acceptance of Dedication clause and approval clause provided on the plan must be removed and replaced with the following two separate clauses:

The Board of Supervisors of the Township of North Fayette gives notice that, in approving this plan for recording, the Township of North Fayette assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Manager

Chairman

Approved by the Board of Supervisors of the Township of North Fayette this _____ day _____ 20 ____.

Township Manager

Chairman

c) The following Sewage Facilities Planning declaration must be provided on the plan:

The Township of North Fayette agrees not to issue building permits until the “Planning Module for Land Development” has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date

Township Manager

- 3. Please refer to any comments from the Township Solicitor.
- 4. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, no comments have been received from ACED.

At this time, the application is complete, pending the resolution of items outlined above and by the Township Engineer. It is my recommendation that the Planning Commission recommend approval of the Meadow View Plan of Lots Revision # 1 subdivision plan to the Board of Supervisors, contingent upon all items being addressed in this review memorandum dated February 2, 2021, and the Township Engineer’s review letters dated January 27, 2021 and February 1, 2021.

Mr. Hartwell had no comments.

Mr. Wingrove made the following comments.

LSSE has completed our review of the above referenced Subdivision Plan Application, dated January 5, 2021, last revised January 27, 2021 as prepared by Shoup Engineering, Inc., received by our office February 1, 2021, via email. The plan proposes the lot line relocation between two existing lots. The properties are located to the south of Seabright Road (S.R 3053). The properties are zoned R-2 – Suburban Residential.

Previous comments may be found in our letter dated January 27, 2021.

The plans have been reviewed for conformance to the Township Ordinance Standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, conforms to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22).

Mr. Wingrove made some additional comments.

Mr. Wingrove said this is relatively a straightforward lot line relocation. He said there are no outstanding comments, as it relates to the review of the plan, the plan complies with the requirements of the Township's ordinance.

Mr. Kyle asked if there were any further comments or questions, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. MATT GILFILLAN , SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF APPLICATION 2021-4-SU, THE MEADOW VIEW POL REVISION #1.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

GENERAL DISCUSSION:

Mr. Hartwell said there is a meeting scheduled for February 10, 2021 to review the zoning updates. He said the updates should be ready for review at the March 4, 2021 Planning Commission meeting.

Mr. Hartwell said the Board of Supervisors gave a tentative approval for all Phases of the Standee property with the exception of Phase 4.

Mr. Hartwell said they have an interview scheduled next week to fill the seat on the Planning Commission Board vacated by Mr. Owens.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion to adjourn.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. FRED LUTZ , SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO ADJOURN THE MEETING AT 8:23P.M.

ROLL CALL:	CHUCK KYLE	YES
	FRED LUTZ	YES
	MATT GILFILLAN	YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary