



**PLANNING COMMISSION
MEETING MINUTES**

**THURSDAY, MAY 4, 2023
7:00 P.M.**

The meeting was called to order at 7:06 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Matt Gilfillan, Vice Chairman
Dan Klaas, Secretary
Fred Lutz, Board Member
Sue Walls, Board Member

STAFF/CONSULTANTS PRESENT:

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

MEMBERS ABSENT:

Bill Fitzgerald, Board Member
Linda Diffendal, Board Member

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

Aimee Hernandez, Chick-fil-a
Gabriel Varrenti, Chick-fil-a
Jim Curry, Chick-fil-a
Erin Gogolin, Bohler Engineering

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Matt Schmitt, Hampton Technical Associates
Steven Victor, Victor-Wetzel Associates
Bill Prion, Prion Drive
Rich Valent, Carolyn Drive
Michelle Prevade, Whittengale Road
Tanner Prevade, Whittengale Road
Ray Dalby, Whittengale Road
Stacey Bird, Whittengale Road
Christopher Bird, Whittengale Road
Eric Boonstra, Whittengale Road
Steve Kijowski, Whittengale Road
Donna Kijowski, Whittengale Road
Kate Nicolson, Whittengale Road
Jeff Kostik, Whittengale Road
Cindy Kostic, Whittengale Road
Craig Hennemuth, Whittengale Road
David Burke, Whittengale Road

ADMINISTRATIVE:

A motion was made by Mr. Matt Gilfillan, seconded by Mr. Fred Lutz, to approve the minutes from the April 6, 2023 meeting. Motion carried.

REPORTS:

Community Development Report – March 2023.

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no comments.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

1. **Application 2023-10-SU – Parkway West CTC Lot Consolidation** – An application for preliminary and final approval of a land development (simple subdivision) on 71.1019 acres of land located at 7101 Steubenville Pike, Oakdale, PA, 15071, in the MU Mixed Use and CE Civic and Education Zoning District (Allegheny County Parcel ID Nos. 411-A-1, 411-B-2, 412-P-4, 412-P-20, & 9929-X-735).

Mr. Kyle asked if a representative was present.

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Mr. Matt Schmitt from Hampton Technical Associates is present representing the applicant.

Mr. Schmitt gave a brief overview of the property. The applicant is proposing to combine the 5 existing parcels into 1 parcel.

Mr. Wozniak said he had nothing to add, all comments have been addressed.

Mr. Wingrove had no additional comments.

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

A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-10-SU- PARKWAY WEST CTC LOT CONSOLIDATION PLAN TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED APRIL 28, 2023, AND LSSE’S REVIEW LETTER DATED APRIL 24, 2023.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
FRED LUTZ	YES
SUE WALLS	YES

2. **Application 2023-8-SP – Chick-fil-A Drive-thru Improvements** - An application for preliminary and final approval of a land development (major land development) on 1.49 acres of land located at 120 Andrew Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-3).
3. **Application 2023-9-SP – Chick-fil-A Drive-thru Conditional Use** - An application for conditional use approval of a drive-thru associated with the Chick-fil-a restaurant located at 120 Andrew Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-3).

Mr. Kyle asked if a representative was present.

Ms. Aimee Hernandez, owner, and Gabriel Varrenti, General Manager of the Chick-fil-a are present, along with Erin Gogolin from Bohler Engineering.

Ms. Hernandez gave an overview of the proposed drive thru improvements. There was a discussion in reference to bike racks, an internal walkway, landscaping on the side of the property to help prevent the spread of trash on the hillside, and street trees.

Ms. Gogolin said screening will be provided as well as street lighting.

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Mr. Wozniak made the following comments.

Mr. Wozniak stated the bypass lane will only be an escape lane, and had nothing additional to add.

Mr. Wingrove had no additional comments.

Mr. Kyle asked if there were further questions or comments, 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 TABLE APPLICATION 2023-8-SP- CHICK-FIL-A, DRIVE THRU IMPROVEMENTS, AND APPLICATION 2023-9-CU CHICK-FIL-A, DRIVE THRU CONDITIONAL USE APPLICATION.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
FRED LUTZ	YES
SUE WALLS	YES

4. **Application 2023-7-SP – Oakdale Plan of Lots** - An application for preliminary and final approval of a land development (minor land development) on 136.52 acres of land located off Prion Drive and Whittengale Road, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID Nos. 586-L-1 & 493-N-2).
5. **Application 2023-6-SP – Sycamore Ridge** - An application for preliminary approval of a land development (major land development) on 128.6 acres of land located off Prion Drive and Whittengale Road, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 586-L-1).

Mr. Kyle asked if a representative was present.

Mr. Steven Victor of Victor-Wetzel Associates is present representing the applicant.

Mr. Victor referring to the map, that Oakdale Borough is voting to accept Parcel A as part of Oakdale Borough Park.

There was a discussion on several topics, greenspace, stormwater as it is related to stormwater retention ponds, street trees, HOA covenants, sidewalks, lighting, single family home buffer yards, cul-de-sacs, and questions on collector streets.

Mr. Wozniak had no additional comments.

Mr. Wingrove had no additional comments.

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Mr. Kyle stated ordinances from the township are adopted to protect development and surrounding communities.

Mr. Kyle asked if there were any questions or comments from the Board, hearing none he asked if there were any public questions or comments.

Craig Hennemuth- Whittengale Road. Concerned about flooding in Oakdale, traffic impact on Whittengale Road.

Eric Boonstra – Whittengale Road. Pleased to see the number of homes has decreased from the original proposal. Concerns in reference to sewer and that phases 2 and 3 will require grinder pumps, mine subsidence, and lot configuration.

Chris Byrd- Whittengale Road. Concerned about the integrity of Whittengale Road that is owned by PennDot, and permits not applied for in a timely manner.

Jeff Kostic- Whittengale Road. Stated a petition was signed by residents, concerns about the road being dangerous, decreased property values, and following the township’s comprehensive plan.

Ray Dalby- Whittengale Road. Spoke about septic systems.

Kate Nicholson- Whittengale Road. Asked if the board had received a copy of the signed petition.

Mr. Tom McDermott addressed the concerns and comments.

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

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Mr. DAN KLASS, AND CARRIED, TO TABLE APPLICATION 2023-07-SP, OAKDALE PLAN OF LOTS AND APPLICATION 2023-6-SP, AND APPLICATION 2023-6-SP, SYCAMORE RIDGE.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
FRED LUTZ	YES
SUE WALLS	YES

GENERAL DISCUSSION:

There was no general discussion.

ADJOURNMENT:

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A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO ADJOURN THE MEETING TO EXECUTIVE SESSION AT 8:35 P.M.

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Mr. DAN KLAAS, AND CARRIED TO ADJOURN EXECUTIVE SESSION AT 9:30 P.M.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
FRED LUTZ	YES
SUE WALLS	YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary