

**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
MAY 11, 2021
(CONTINUED FROM APRIL 26, 2021)
6:00 P.M.**

A public hearing was held on Tuesday, May 11, 2021 with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

Proposed Ordinance No. 477 - An Ordinance of the Township of North Fayette, Allegheny County, PA, repealing in its entirety the current Zoning Ordinance & Official Zoning Map, as codified at Chapter 27 of the Township Code of Ordinances, and enacting a new comprehensive Township Zoning Ordinance & Official Zoning Map.

Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Vice Chairman J.R. Mangan, Treasurer Bob Doddato (absent at roll call), Township Manager Michael Baker, Chief of Police Donald Cokus, Solicitor Thomas McDermott, and Township Secretary Marlyn Jordan.

OTHERS PRESENT: Andrew Hartwell - Director of Community Development, Kevin Brett - Township Engineer, Leah Attanucci - Court Reporter, Laura Ludwig - HRG, Mary Catherine Stofan and Eric Stofan.

Mr. Hartwell stated that they did take comments from the last meeting and formulated changes to the proposed ordinance. These changes were not included in the copy that went to the Planning Commission for review. To include these items in the ordinance we would have to send them back to the Planning Commission and the County again. These changes were minor. However, they did include the pool and clubhouse requirement in the HOA requirement, that Supervisor Doddato requested.

Mr. Hartwell said that they are recommending to adopt the ordinance that was submitted to Allegheny County on April 7, 2021, which is the copy that was distributed at the last meeting. Mr. Hartwell stated that they will then follow up with an ordinance amendment incorporating the changes that were requested for marijuana dispensaries, massage therapy businesses, HOA amenities, and staff recommendations regarding commercial parking lots and streetscapes.

This would allow the ordinance to be enacted this evening. Mr. Hartwell stated that there are some pending projects that are in limbo because of the proposed change. In the interest of that we would like to adopt this evening and come back with an amendment in June.

Ms. Ludwig stated that at the last meeting minor changes were discussed. A revised draft was sent to the Allegheny County Planning Agency on April 7, 2021. They did respond and their comment letter was received yesterday. Ms. Ludwig stated that we are able to move forward tonight and enact the proposed ordinance.

Mary Catherine Stofan stated that they own 2 lots in the Glen Gormley plan that is on Dixie Drive. Her son, Eric Stofan would like to build a house on that property. When he contacted the Township, he was told that with the current zoning he was not permitted to build on that property. Ms. Stofan wanted to know if with the zoning update if the zoning would change.

Ms. Ludwig stated that the zoning for that area is listed as Mixed Use which will allow for a single-family home.

Ms. Stofan wanted to know when will the ordinance take affect that he can apply for his building permit.

Mr. Hartwell stated that the board has 45 days to vote to enact the ordinance. Once it is passed it becomes effective immediately.

ADJOURNMENT

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO ADJOURN THE HEARING TO EXECUTIVE SESSION AT 6:15 P.M.**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ADJOURN EXECUTIVE SESSION AT 7:00 P.M.**

Respectfully submitted,

Marlyn Jordan
Township Secretary