



**PLANNING COMMISSION  
MEETING MINUTES**

**THURSDAY, JUNE 1, 2023  
7:00 P.M.**

The meeting was called to order at 7:02 P.M. with Vice Chairman Matt Gilfillan presiding.

**MEMBERS PRESENT:**

Matt Gilfillan, Vice Chairman  
Dan Klaas, Secretary  
Fred Lutz, Board Member  
Sue Walls, Board Member  
Linda Diffendal, Board Member

**STAFF/CONSULTANTS PRESENT:**

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

**MEMBERS ABSENT:**

Chuck Kyle, Chairman  
Bill Fitzgerald, Board Member

**STAFF/CONSULTANTS ABSENT:**

Andrew Hartwell, AICP, Assistant Township Manager

**OTHERS PRESENT:**

Gabriel Varrenti, Chick-fil-A  
Jim Curry, JLL, Chick-fil-A  
Austin Muzzey, Chick-fil-A  
Erin Gogolin, Bohler Engineering  
Mark Skocik, KU Resources

**PLANNING COMMISSION – MEETING MINUTES  
THURSDAY, June 1, 2023**

Tysen Miller, KU Resources  
Steve Panko, Key Development  
Pat Cooper, Gateway Engineers  
Chad Wheatley, ForeFront  
Scott Bofinger, LGA Partners  
Rosalie Devereaux, Steubenville Pike  
Mike Devereaux, Steubenville Pike  
Sharon Bovalina, Steubenville Pike

**ADMINISTRATIVE:**

A motion was made by Mr. Fred Lutz, seconded by Mr. Dan Klaas, to approve the minutes from the May 4, 2023, meeting. Motion carried.

**REPORTS:**

Community Development Report – April 2023.

There were no comments.

**PUBLIC COMMENT: (Any item not on the agenda)**

There were no comments.

**OLD BUSINESS:**

1. **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).
2. **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. Gilfillan asked if there was a representative present.

Ms. Erin Gogolin from Bohler Engineering and Jim Curry from JLL were present, representing the applicant.

Ms. Gogolin gave a brief PowerPoint presentation. There was discussion outlining the changes made to the plan, as well as discussion on the three modifications the applicant is requesting.

Mr. Wozniak made the following comments.

**PLANNING COMMISSION – MEETING MINUTES**

**THURSDAY, June 1, 2023**

Mr. Wozniak said he and Ms. Gogolin spoke earlier in the day and were able to finalize the proposed plans.

Mr. Wingrove had no additional comments.

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

**A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE FOLLOWING MODIFICATION REQUESTS, 1. NOT TO INSTALL THE INTERNAL SIDEWALK CONNECTION, 2. NOT TO INSTALL THE SIDEWALK ALONG THE FRONTAGE, SUBJECT TO PAYMENT OF FEE IN LIEU OF INSTALLING THE SIDEWALK, AND 3. NOT TO INSTALL STREETLIGHTING ALONG THE FRONTAGE.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MATT GILFILLAN</b>  | <b>YES</b> |
| <b>DAN KLAAS</b>       | <b>YES</b> |
| <b>FRED LUTZ</b>       | <b>YES</b> |
| <b>SUE WALLS</b>       | <b>YES</b> |
| <b>LINDA DIFFENDAL</b> | <b>YES</b> |

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

**A MOTION WAS MADE BY Ms. LINDA DIFFENDAL, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-8-SP– CHICK-FIL-A DRIVE THRU IMPROVEMENTS TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED MAY 2, 2023, AND LSSE’S REVIEW LETTER DATED APRIL 27, 2023.**

**A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-9-CU– CHICK-FIL-A DRIVE THRU CONDITIONAL USE TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED MAY 2, 2023, AND LSSE’S REVIEW LETTER DATED APRIL 27, 2023.**

**ROLL CALL:**

|                       |            |
|-----------------------|------------|
| <b>MATT GILFILLAN</b> | <b>YES</b> |
| <b>DAN KLAAS</b>      | <b>YES</b> |
| <b>FRED LUTZ</b>      | <b>YES</b> |
| <b>SUE WALLS</b>      | <b>YES</b> |

**PLANNING COMMISSION – MEETING MINUTES**

**THURSDAY, June 1, 2023**

**LINDA DIFFENDAL YES**

**NEW BUSINESS:**

1. **Application 2023-13-CU – McKee Road Townhomes Conditional Use** - An application for Conditional Use approval of Townhomes at the corner of McKee Road and Steubenville Pike located in the MU Mixed Use Zoning District (Allegheny County Parcel ID No. 496-C-10).

Mr. Gilfillan asked if a representative was present.

Mr. Pat Cooper from Gateway Engineers, and Mr. Chad Wheatly from Forefront were present representing the applicant.

Mr. Cooper gave an overview of the project through a PowerPoint presentation.

There was discussion that included the proposed number of townhomes, length of the cul-de-sac, and the need for two access points.

Mr. Cooper said the applicant is seeking two modifications to the plan.

Mr. Cooper was advised that modifications can only be requested at the time of site plan approval.

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

Mr. Wingrove had no additional comments.

There was a brief discussion regarding the requirement of two entrances to the plan.

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

**A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2013-13 CU, MCKEE ROAD TOWN HOMES CONDITIONAL USE TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED MAY 30, 2023, AND LSSE’S REVIEW LETTER DATED MAY 24, 2023.**

**ROLL CALL:**

**MATT GILFILLAN YES**  
**DAN KLAAS YES**  
**FRED LUTZ YES**  
**SUE WALLS YES**  
**LINDA DIFFENDAL YES**

**PLANNING COMMISSION – MEETING MINUTES**

**THURSDAY, June 1, 2023**

2. **Application 2023-14-CU – 110 Andrew Drive Conditional Use** - An application for Conditional Use approval to allow a Shopping Center at 110 Andrew Drive located in the B-2 General business Zoning District (Allegheny County Parcel ID No. 412-B-2).

Mr. Gilfillan asked for there was a representative present.

Mr. Tysen Miller from KU Resources was present representing the applicant.

Mr. Miller gave an overview of the project with a PowerPoint presentation. The renovation is to the former Quaker Steak and Lube restaurant and will be a multi-use building with three tenants. The existing pick-up window will remain in use, the building, and parking will be updated. The applicant has been in communication with Chick-fil-a regarding the project.

The applicant is requesting a modification to not add a street level entrance facing Summit Park Drive and to keep the existing entrance. The applicant will add architectural features to the side of the building that is facing Summit Park Drive.

Mr. Wozniak made some additional comments.

Mr. Wozniak said the township is not opposed to the modification request, and the addition of the architectural features to the building.

Mr. Wingrove had no comments.

There was a brief discussion regarding sidewalk connectivity and crosswalks.

Mr. Gilfillan asked if there were further questions or comments, hearing none he asked for a motion on the modification request.

**A MOTION WAS MADE BY Mr. LINDA DIFFENDAL, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION REQUEST OF PROVIDING A PROMINENT AND HIGHLY VISIBLE STREET-LEVEL ENTRANCE, AND TO KEEP THE EXISTING ENTRANCE DUE TO THE FACT THE ENTRANCE DOES NOT FACE SUMMIT PARK DRIVE.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MATT GILFILLAN</b>  | <b>YES</b> |
| <b>DAN KLAAS</b>       | <b>YES</b> |
| <b>FRED LUTZ</b>       | <b>YES</b> |
| <b>SUE WALLS</b>       | <b>YES</b> |
| <b>LINDA DIFFENDAL</b> | <b>YES</b> |

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

**PLANNING COMMISSION – MEETING MINUTES  
THURSDAY, June 1, 2023**

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-14-CU- 110 ANDREW DRIVE CONDITIONAL USE TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED MAY 30, 2023, AND LSSE’S REVIEW LETTER DATED MAY 24, 2023.**

**ROLL CALL:**

**MATT GILFILLAN    YES  
DAN KLAAS            YES  
FRED LUTZ            YES  
SUE WALLS            YES  
LINDA DIFFENDAL   YES**

1. **Application 2023-15-OR – H&K Rezoning** - An application to amend the Official Zoning Map (§27-301) to change the zoning classification of the property located at the intersection of Scott Road and Casteel Drive (Allegheny County Tax ID No.: 413-L-1) from the “B-2 General Business” Zoning District Designation to the “I-2 Heavy Industrial” Zoning District Designation.

Mr. Gilfillan asked if a representative was present.

Ms. Erin Gogolin from Bohler Engineering was present representing the applicant.

Ms. Gogolin stated the applicant is looking to only rezone the parcel from B-2 to I-2 at this time. In the future there may be two buildings proposed on the site.

Mr. Wozniak had no additional comments.

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

**A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-15-OR- H&K REZONING TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED MAY 26, 2023.**

**ROLL CALL:**

**MATT GILFILLAN    YES  
DAN KLAAS            YES  
FRED LUTZ            YES  
SUE WALLS            YES  
LINDA DIFFENDAL   YES**

**GENERAL DISCUSSION:**

**PLANNING COMMISSION – MEETING MINUTES  
THURSDAY, June 1, 2023**

There was no general discussion.

**ADJOURNMENT:**

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. DAN KLAAS,  
AND CARRIED, TO ADJOURN THE MEETING AT 7:43 P.M. MOTION  
CARRIED.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MATT GILFILLAN</b>  | <b>YES</b> |
| <b>DAN KLAAS</b>       | <b>YES</b> |
| <b>FRED LUTZ</b>       | <b>YES</b> |
| <b>SUE WALLS</b>       | <b>YES</b> |
| <b>LINDA DIFFENDAL</b> | <b>YES</b> |

Respectfully submitted,

Debbie Midgley  
Planning Commission Recording Secretary