



**PLANNING COMMISSION
MEETING MINUTES**

**THURSDAY, JULY 6, 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
Bill Fitzgerald, Board Member
Fred Lutz, Board Member
Linda Diffendal, Board Member

STAFF/CONSULTANTS PRESENT:

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

MEMBERS ABSENT:

Sue Walls, Board Member

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

Dave Myers, Thorson Baker Associates
Kim Hummel, Avon Design Group
Steven Victor, Victor Wetzel Associates
Bob Goetz, Trans Associates

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John Campbell, Heritage Drive
Terry Palmer, Ashford Partners

ADMINISTRATIVE:

A motion was made by Mr. Matt Gilfillan, seconded by Mr. Dan Klaas, to approve the minutes from the June 1, 2023, meeting. Motion carried.

REPORTS:

Community Development Report – May 2023.

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no comments.

OLD BUSINESS:

1. **Application 2023-3-SP - Ferguson Enterprises Detached Shed Addition** - An application for preliminary and final approval of a land development (minor land development) on 2.2566 acres of land located at 200 Imperial Industrial Park, Oakdale, PA, 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID No. 690-K-2).

NEW BUSINESS:

1. **Application 2023-17-SU – Imperial Industrial Park Consolidation Plan** - An application for preliminary and final approval of a land development (simple subdivision) on 57.783 acres of land located at 200 & 300 Imperial Industrial Park Drive, Oakdale, PA, 15071, in the R-2 Suburban Residential and I-1 Light Industrial Zoning Districts (Allegheny County Parcel ID Nos. 690-K-2 & 690-F-9).

Mr. Kyle stated the Board will take the applications into consideration together.

Mr. Kyle asked if there was a representative present.

Mr. Dave Myers of Thorson Baker Associates is present representing the applicant.

Mr. Myers gave a brief overview of the project.

Mr. Wozniak made the following comments.

Mr. Wozniak said the applicant was denied a zoning variance in May and has opted to apply for a lot line revision. This will allow for the construction of the proposed shed.

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Mr. Wingrove made the following comments.

Mr. Wingrove stated all comments have been resolved, all that remains are third party, and administrative items.

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. BILL FITZGERALD, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-3-SP, FERGUSON ENTERPRISES DETACHED SHED ADDITION, AND APPLICATION 2023-17-SU, IMPERIAL INDUSTRIAL PARK CONSOLIDATION PLAN TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIPS REVIEW LETTERS DATED JUNE 23, 2023, AND JUNE 22, 2023, AND LSSE’S REVIEW LETTERS DATED FEBRUARY 3, 2023, JUNE 23, 2023, AND JUNE 21, 2023.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

OLD BUSINESS:

- 2. 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, and Mr. Bob Goetz of Trans Associates were present representing the applicant.

Mr. Victor gave an overview of the updated plan proposal.

There was discussion that included the proposed number of townhomes, length of the cul-de-sacs, slope vegetation restoration, tree survey, and sidewalks,

Mr. Goetz gave an overview of the traffic study.

There was a discussion that included signalization and level of service, the proposed need for a post-analysis traffic study for signalization to be done at a later date, neighborhood connectivity,

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PennDOT approval of the traffic study from April 2023, contingent upon township approval. Other items discussed were the bridge on Prion Drive, street lighting (arterial & collector street), cul-de-sac modification, and stormwater management.

Mr. Victor said he will try to have the resubmittal for the August Planning Commission meeting but will request an extension for the September Planning Commission meeting.

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. BILL FITZGERALD, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO TABLE RECOMMENDATION OF APPLICATION 2023-6-SP- SYCAMORE RIDGE LAND DEVELOPMENT.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

- 3. 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).

Mr. Kyle asked if a representative was present.

Mr. Steven Victor of Victor Wetzel Associates, and Mr. Bob Goetz of Trans Associates were present representing the applicant.

Mr. Victor asked that the Oakdale Plan of Lots be reviewed separately from the Sycamore Ridge application.

Mr. Victor explained that moving forward with the Oakdale Plan of Lots will be consistent with the applicant’s loan transaction for Lot 1.

Mr. Victor gave a power point presentation overview of the plan. The applicant has deeded 8273 square feet of property to Oakdale Borough as part of Oakdale Park.

Mr. McDermott asked if there is a deed restriction stating that the parcel be used for no other purposes other than to be consolidated into another large portion of Oakdale Park.

Mr. Victor stated that it is noted on the plan that it is to be deeded to Oakdale Borough.

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There was a brief discussion related to minimum lot size for I-1 zoning and the land proposed to be deeded to Oakdale Borough.

Mr. Wingrove made the following comments.

Mr. Wingrove said if the Board is ok with that path, he has no objections. There is a question on street frontage, or if there will be a request for a modification. The sewer planning module will be completed with the overall plan.

Mr. Kyle 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. MATT GILFILLAN, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, THE MODIFICATION REQUEST AS TO STREET FRONTAGE, SALDO 22-509, FOR PARCEL A.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

Mr. Kyle asked for a motion on the application.

A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-7-SP- OAKDALE PLAN OF LOTS TO THE BOARD OF SUPERVISORS, CONTIGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED JUNE 29, 2023 AND LSSE’S REVIEW LETTERS DATED APRIL 26, 2023, AND JUNE 28, 2023, AND INCLUDE LANGUAGE ON THE PLAN AND ON THE DEEDS TO THE TOWNSHIP’S SATISFACTION LIMITING USE OF PARCEL A FOR ANY PURPOSE OTHER THAN AS PART AND PARCEL OF THE OAKDALE PARK.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

NEW BUSINESS:

1. **Application 2023-16-SU – Fayette Farms Lots 173 & 363 Revised Plan** - An application for preliminary and final approval of a land development (simple subdivision) on 0.5889 acres of land located at 164 Village Circle and 200 Heritage Drive, Oakdale, PA, 15071, in the R-2 Suburban Residential Zoning District and Fayette Farms PRD Overlay (Allegheny County Parcel ID Nos. 798-P-47 & 798-P-201).

Mr. Kyle asked if a representative was present.

Mr. John Campbell, the applicant, is present.

Mr. Campbell stated that he would like to revise the lot line between his property and his neighbor's to be able to widen his driveway.

Mr. Wozniak made the following comments.

Mr. Wozniak stated that the township is not opposed to the lot line revision. The neighbor provided the township with a letter stating their approval of the lot line revision.

Mr. Wingrove made the following comments.

Mr. Wingrove stated all items have been addressed.

Mr. Campbell stated that the homeowner's association also approves.

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 Ms. LINDA DIFFENDAL, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2013-16-SU, FAYETTE FARMS LOTS 173 & 363 REVISED PLAN TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP'S REVIEW LETTER DATED JUNE 22, 2023, AND LSSE'S REVIEW LETTER DATED JUNE 24, 2023.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

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- 2. Application 2023-18-SP - North Fayette Business Park – Phase 1 Revised Final Approval** - An application for revised final approval of Phase 1 of a Planned Non-Residential Development (PNRD) on 4 Lots located along International Drive in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID Nos. 799- R-100, 799-R-120, 799-R-110, 799-P-130).

Mr. Kyle asked if a representative was present.

Mr. Terry Palmer, the applicant, is present.

Mr. Palmer gave an overview of the revised plan for final approval. He is requesting two modifications. The first is to request a modification from 27-206.3. A and C to install a single twenty-five Bufferyard B to be split evenly between Lots 1 & 2 and Lots 3 & 4 instead of two twenty-five feet Bufferyard B (50' wide total) as originally approved. The second is a modification from 27-207.1C, to plant one tree per 3000 sq. feet of gross lot area occupied by the building footprint.

Mr. Wozniak made the following comments.

Mr. Wozniak stated that where Lot 3 borders Fayette Farms, which will remain as previously approved. The waiver request does not include Lot 3.

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 modification requests.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE REQUESTED MODIFICATIONS FROM SALDO 27-302.3 A AND C AND SALDO 27-207.1C, WITH THE CONDITION THAT NO BUFFERYARDS ON LOT 3, THAT ARE VISIBLE FROM THE HOMES IN FAYETTE FARMS, BE ALTERED FOR THE ORIGINAL APPROVAL.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

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. MATT GILFILLAN, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-18-SP– NORTH FAYETTE BUSINESS PARK- PHASE 1 REVISED FINAL APPROVAL TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER JULY 5, 2023, AND LSSE’S REVIEW LETTER DATED JULY 3, 2023.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

- 3. Proposed Ordinance No. 513 – Omnibus Zoning Ordinance Update-** An omnibus amendment making various miscellaneous changes and corrections to the Zoning Ordinance.

The Board and staff had a brief discussion regarding the proposed changes.

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

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL OF PROPOSED ORDINANCE NO. 513 TO THE BOARD OF SUPERVISORS.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

GENERAL DISCUSSION:

There was no general discussion.

ADJOURNMENT:

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A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO ADJOURN THE MEETING TO EXECUTIVE SESSION AT 8:43 P.M. MOTION CARRIED.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAN KLAAS AND CARRIED, TO ADJOURN THE EXECUTIVE SESSION AT 8:39 P.M. MOTION CARRIED.

ROLL CALL:

CHUCK KYLE	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
BILL FITZGERALD	YES
FRED LUTZ	YES
LINDA DIFFENDAL	YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary