



**NORTH FAYETTE TOWNSHIP**  
**PUBLIC HEARING #2, KEY DEVELOPMENT PARTNERS, LLC**  
**MUNICIPAL BUILDING**  
**JULY 11, 2023**  
**6:15 P.M.**

A Public Hearing was held on Tuesday, July 11, 2023, with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

The application of Key Development Partners, LLC for Conditional Use Approval to allow a shopping center at 110 Andrew Drive, Pittsburgh, PA 15275 in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-2).

Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Vice-Chairman Bob Doddato, Treasurer Mark O'Donnell, Township Manager J.R. Mangan, Assistant Township Manager Andrew Hartwell, Chief of Police Donald Cokus, Solicitor Michele Cromer, and Township Secretary Marlyn Jordan

**OTHERS PRESENT:** Mike Wozniak – Assistant Director Community Development, Gary Hamilton – NFTVFD Chief, Leah Attanucci – Court Reporter, Jim Curry, Erin Gogolin, Beth Sullivan, Tyson Miller, Rich Valent, and Chad Wheatley.

The Court Reporter swore in those wishing to speak.

Mike Wozniak stated that this application was submitted to the Planning Commission and reviewed at their meeting on June 1, 2023. The Planning Commission recommended that the Board of Supervisors grant approval of the application.

Mr. Wozniak stated that the Township would like to enter into the record the following exhibits:

1. Application for conditional use received May 4, 2023.
2. Proof of publication published in the Post Gazette on June 25, 2023, and July 2, 2023.
3. Pictures of property postings.
4. Department of Community Development review letter dated May 30, 2023.
5. Engineering review letters dated May 24, 2023, and June 1, 2023.

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Tyson Miller with KU Resources, the civil engineer for the project stated that the property located at 110 Andrew Drive right next to the Chick-fil-A is the former Quaker Steak and Lube. They are proposing to renovate that building into a multi-tenant facility. They are anticipating 2 restaurants and a retail store. The conditional use is required to split the existing building into 3 uses. There is an existing drive thru window there that they are looking to maintain.

Mr. Morosetti wanted to know if there would be a complete demolition of that building.

Mr. Miller said that there will be partial demolition.

Mr. Morosetti wanted to know if they are planning on an entrance off of Summit Park Drive.

Mr. Miller said no that there is not enough room.

Mr. Morosetti asked if there were any other questions or comments. Being none, he stated that the board has 45 days to make a decision.

### ADJOURNMENT

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to adjourn the hearing at 6:20 P.M.

Respectfully submitted,

*Marlyn Jordan*  
Township Secretary