



**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING #3, MCKEE ROAD TOWNHOMES
MUNICIPAL BUILDING
JULY 11, 2023
6:30 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 Flaugherly Associates, LP, for Conditional Use Approval to allow townhomes on a parcel of land situated at the corner of McKee Road and Steubenville Pike in the MU Mixed Use Zoning District (Allegheny County Parcel ID No. 496-C-10).

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 - Community Development Director, Gary Hamilton - NFTVFD Chief, Leah Attanucci - Court Reporter, Jim Curry, Erin Gogolin, Beth Sullivan, Rich Valent, Chad Wheatley, Patrick Cooper, Brandon Guy, Scott Greenholt, and Ed Bashioum.

The Court Reporter swore in those wishing to speak.

Patrick Cooper from Gateway Engineers stated that they are seeking the boards consideration on conditional use for this proposed townhome development located at the corner of McKee Road and Steubenville Pike. He stated that they are here for conditional use approval prior to submitting full subdivision and land development plans. We want to make sure we know what the issues are with the plan before submitting a detailed plan. We believe we have met all the conditions required for conditional use approval of a townhome development. We have shown a little more than 100 townhome units on the project. The property is about 20 acres in area. Mr. Cooper stated that there are 5 criteria that they have to meet. He believes that they have met them.

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

The Township would like to enter into the record the following exhibits:

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

Mr. Doddato stated the reason we have to have this hearing is because within a mixed-use zone, there are items that are conditional use, townhomes being one of them. Before they can even proceed, we have to ok that they have met the conditions of our mixed-use zoning.

Mr. Wozniak said that is correct.

Mr. Doddato asked if there would be another hearing for the actual approval of the development.

Mr. Wozniak said there would not be another hearing. They would come back for preliminary and final approval of the land development.

Mr. Morosetti asked if that was a preliminary drawing.

Mr. Cooper said that is correct. This is a conceptual plan that needs to be finalized.

Mr. Hartwell said that this is just for zoning approval. This is just to verify that the development will meet the criteria expressed for a townhome development in the zoning ordinance.

Mr. Morosetti wanted to know how this will sit with the big water tower that is there.

Mr. Cooper said that they are situated below the water tower. The water tower is on its own parcel, and they won't be grading anything on the water tower parcel.

Mr. Morosetti asked if they planned on using the entrance they have.

Mr. Cooper said no.

Scott Greenholt wanted to make sure the Township and its residents wouldn't be responsible for any type of noise abatement along the highway in the future. He also wanted to know if there were any considerations for the additional traffic. If there would be plans for a traffic light and if the Township would be responsible for the cost.

Mr. Morosetti stated that Old Steubenville Pike and McKee Road are both state roads.

Mr. Mangan said that any time a development goes in the area, a traffic impact fee is collected. They will determine if a light is needed and if it is the funds are taken out of the fee that was collected.

Mr. Greeholt also wanted to state his concern about the postings not being placed in a safe area for the residents to get out and read them.

Ed Bashioum wanted to know how they will get sanitary sewers to the development.

Mr. Cooper said they have a pump station force main design preliminary.

Mr. Bashioum wanted to know if it was going along Steubenville Pike.

Mr. Cooper said yes, they are bringing it up McKee from the plan up to Steubenville Pike and to the left to a manhole in front of Black Dog Winery.

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

ADJOURNMENT

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to adjourn the hearing at 6:49 P.M.

Respectfully submitted,

Marlyn Jordan
Township Secretary