



**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING #4, ORDINANCE NO. 512
MUNICIPAL BUILDING
JULY 11, 2023
6:45 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 PC Realty Holdings, LLC, to amend the Official Zoning Map (§27-301) to change the zoning classification of a property located at the intersection of Scott Road and Casteel Drive, Coraopolis, PA 15108 (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, as proposed in the following Ordinance:

ORDINANCE NO. 512

AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY COMMONWEALTH OF PENNSYLVANIA, AMENDING THE OFFICIAL ZONING MAP (§27-301) TO CHANGE THE ZONING CLASSIFICATION OF A PROPERTY KNOWN AS ALLEGHENY COUNTY TAX PARCEL ID NO. 413-L-1 FROM "B-2 GENERAL BUSINESS" TO "I-2 HEAVY INDUSTRIAL"

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 Community Development Director, Gary Hamilton - NFTVFD Chief, Leah Attanucci - Court Reporter, Jim Curry, Erin Gogolin, Beth Sullivan, Rich Valent, and Chad Wheatley.

The Court Reporter swore in those wishing to speak.

Mike Wozniak stated that this application was received and reviewed by the Planning Commission at their meeting on June 1, 2023. The Planning Commission has recommended that the Board of Supervisors grants approval of the application.

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

1. Application received for rezoning on 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 26, 2023
5. Planning Department of Allegheny County Economic Development letter dated June 5, 2023.
6. Copy of the letter notifying the property owner of the hearing
7. Copies of the letter to all neighboring property owners notifying them of this hearing

Erin Gogolin on behalf of PC Holdings stated that this parcel is in 3 separate municipalities. It is in Moon, Robinson, and North Fayette. The client is looking to build 2 separate buildings on this parcel. One will be office space and the other will be a service center for commercial freight vehicles. They are looking to redone the property from B-2 to I-2 which is currently the designation for the adjacent properties.

Mr. Mangan asked if the client has purchased the property already.

Ms. Gogolin said that she doesn't know for certain if they have purchased it or if they just have a letter of intent in.

Mr. Doddato asked what happens if we rezone and the sale doesn't go through? Would we rezone it back if there's another buyer that wants to have business there?

Mr. Wozniak said that would be a possibility. The property is an island of B-2 surrounded by I-2.

Mr. Morosetti asked there is 18 acres with 13 acres in North Fayette?

Mr. Wozniak said that is correct.

Mr. Morosetti wanted to know if they knew which way the taxes would go.

Mr. Wozniak stated that the preliminary plan that was presented to them showed 1 entire building in North Fayette and the other will be in Robinson.

Mr. Morosetti asked if there were any other questions.

There were none.

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ADJOURNMENT

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to adjourn the hearing at 6:55 P.M.

Respectfully submitted,

Marlyn Jordan
Township Secretary