



**PLANNING COMMISSION  
MEETING MINUTES**

**THURSDAY, SEPTEMBER 7, 2023  
7:00 P.M.**

The meeting was called to order at 7:00 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  
Shawn Wingrove, P.E., Township Engineer  
Thomas McDermott., Esq., Township Solicitor (via zoom)  
Debbie Midgley, Recording Secretary

**MEMBERS ABSENT:**

None.

**STAFF/CONSULTANTS ABSENT:**

Andrew Hartwell, AICP, Assistant Township Manager

**OTHERS PRESENT:**

Jim Brethauer, Gateway Engineers  
Mark Skocik, KU Resources

**ADMINISTRATIVE:**

**PLANNING COMMISSION – MEETING MINUTES  
THURSDAY, September 7, 2023**

A motion was made by Mr. Matt Gilfillan, seconded by Mr. Fred Lutz, to approve the minutes from the July 6, 2023, meeting. Motion carried.

**REPORTS:**

Community Development Report – June 2023 & July 2023.

There were no comments.

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

There were no comments.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

1. **Application 2023-19-OR – Westview Cunningham Rezoning** - An application to amend the Official Zoning Map (§27-301) to change the zoning classification of the properties located along Noblestown Road and Industrial Park Drive (Allegheny County Tax ID Nos.: 407-E-70 and 407-F-10) from the “R-1 Single Family Residential” Zoning District Designation to the “I-1 Light Industrial” Zoning District Designation.

Mr. Kyle asked if there was a representative present.

There is not a representative.

Mr. Wozniak made the following comments.

Mr. Wozniak gave an overview of the project; the applicant is seeking to rezone the parcels to match the surrounding parcels that are zoned I-1.

Mr. Wingrove had no comments.

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. FRED LUTZ, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-19-OR, WESTVIEW CUMMINGHAM REZONING TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIPS REVIEW LETTER DATED SEPTEMBER 5, 2023.**

**ROLL CALL:**

**PLANNING COMMISSION – MEETING MINUTES  
THURSDAY, September 7, 2023**

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

2. **Application 2023-20--SP – 110 Andrew Drive Shopping Center** – An application for preliminary and final approval of a land development (minor land development) on 1.56 acres of land located at 110 Andrew Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-2).
3. **Application 2023-14-CU – 110 Andrew Drive Shopping Center and Outdoor Dining -** An amended application for Conditional Use approval to allow a Shopping Center and Outdoor Dining at 110 Andrew Drive located in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 412-B-2).

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

Mr. Kyle asked if a representative was present.

Mr. Mark Kocik from KU Resources is present representing the applicant.

Mr. Kocik gave an overview of the planned proposal of the former Quaker Steak and Lube building. Discussion included the proposed increased size of the building, street trees, shrubs, parking stalls, drive aisles, sidewalks, street lighting, and interior pedestrian lighting.

Mr. Kyle stated that he wanted to clarify that if the sidewalk modification is granted, there is a fee in lieu payable to the township in exchange for not installing the sidewalk that is required by the township.

Mr. Kocik stated he understood.

Mr. Wozniak made the following comments.

Mr. Wozniak stated that the applicant and the township have had many discussions and have been able to work through the last bit of details.

Mr. Wingrove stated that besides the modification requests, all of the technical comments have been resolved, all that remains are third party items, administrative items, and clarification on the demolition plan.

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. MATT GILFILLAN, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE MODIFICATION/WAIVER REQUESTS AS OUTLINED IN THE TOWNSHIP’S REVIEW LETTER DATED SEPTEMBER 5, 2023, AS PRESENTED.**

**ROLL CALL:**

<b>CHUCK KYLE</b>	<b>YES</b>
<b>MATT GILFILLAN</b>	<b>YES</b>
<b>DAN KLAAS</b>	<b>YES</b>
<b>BILL FITZGERALD</b>	<b>YES</b>
<b>FRED LUTZ</b>	<b>YES</b>
<b>LINDA DIFFENDAL</b>	<b>YES</b>

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

**A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-20-SP, 110 ANDREW DRIVE LAND DEVELOPMENT TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED SEPTEMBER 5, 2023, AND LSSE’S REVIEW LETTERS DATED JULY 31, 2023, AND SEPTEMBER 1, 2023.**

**ROLL CALL:**

<b>CHUCK KYLE</b>	<b>YES</b>
<b>MATT GILFILLAN</b>	<b>YES</b>
<b>DAN KLAAS</b>	<b>YES</b>
<b>BILL FITZGERALD</b>	<b>YES</b>
<b>FRED LUTZ</b>	<b>YES</b>
<b>LINDA DIFFENDAL</b>	<b>YES</b>

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

**A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-14-CU, 110 ANDREW DRIVE ASSOCIATED SHOPPING CENTER AND OUTDOOR DINING TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED SEPTEMBER 5, 2023, AND LSSE’S REVIEW LETTERS DATED JULY 31, 2023, AND SEPTEMBER 1, 2023.**

**ROLL CALL:**

**PLANNING COMMISSION – MEETING MINUTES  
THURSDAY, September 7, 2023**

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

- 4. 2023-21-SP – PTI Revised Plan of Lots** - An application for preliminary and final approval of a land development (simple subdivision) on 115.280 acres of land located along Gamble Road, Oakdale, PA, 15071, in the CE Civic and Education Zoning District (Allegheny County Parcel ID No. 410-K-4).

Mr. Kyle asked if a representative was present.

Mr. Jim Brethauer from Gateway Engineers is present, representing the applicant.

Mr. Brethauer gave a power point presentation of the proposed plan to subdivide and consolidate the PTI Plan of Lots.

Mr. Wozniak had no comments.

Mr. Wingrove stated there were a handful of comments that have been addressed, the resubmittal by the applicant has no outstanding comments.

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 Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-21-SU, THE PTI REVISED PLAN OF LOTS TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED SEPTEMBER 5, 2023, AND LSSE’S REVIEW LETTERS DATED AUGUST 25, 2023, AND AUGUST 31, 2023.**

**ROLL CALL:**

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

**PLANNING COMMISSION – MEETING MINUTES  
THURSDAY, September 7, 2023**

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

Mr. Wozniak stated this proposed ordinance came before the Board a few months ago. The County has responded with a review letter that requests a few minor changes be made. The changes require the proposed ordinance to be resubmitted to the County for review.

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

**GENERAL DISCUSSION:**

There was no general discussion.

**ADJOURNMENT:**

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO ADJOURN THE MEETING AT 7:22 P.M. MOTION CARRIED.**

**ROLL CALL:**

<b>CHUCK KYLE</b>	<b>YES</b>
<b>MATT GILFILLAN</b>	<b>YES</b>
<b>DAN KLAAS</b>	<b>YES</b>
<b>BILL FITZGERALD</b>	<b>YES</b>
<b>FRED LUTZ</b>	<b>YES</b>
<b>LINDA DIFFENDAL</b>	<b>YES</b>

Respectfully submitted,

Debbie Midgley  
Planning Commission Recording Secretary