

**NORTH FAYETTE TOWNSHIP
ZONING HEARING BOARD**

**MONDAY, SEPTEMBER 18, 2023
7:00 P.M.**

The meeting was called to order by Chairman, Brant Miller.

MEMBERS PRESENT:

Brant Miller, Chairman
Dan Patterson, Vice Chairman
John Scott, Member
Anthony Cosgrove, Esq., Solicitor
Debbie Midgley, Recording Secretary

MEMBERS ABSENT:

Chip McCarthy, Alternate Member

OTHERS PRESENT:

Mike Wozniak, Assistant Director Community Development
Andrew Hartwell, Assistant Township Manager
Shawn Wingrove, P.E., Township Engineer
Leah M. Attanucci, LaGamba Reporting Services
Steven Victor, Victor Wetzel Associates
Bill Prion, Oakdale Properties
Lyndsay Davis, Whittengale Road
Chris Bird, Whittengale Road
Eric Boonstra, Whittengale Road
Rich Valent, Carolyn Drive
David Buck, Whittengale Road
John Czarniecki, Oakdale Road
Bernie Czarniecki, Oakdale Road
Ray Dalby, Whittengale Road
Keith Olivieri, Whittengale Road
Pam Olivieri, Whittengale Road
Steve Kijowski, Whittengale Road
Donna Kijowski, Whittengale Road
Erich Nordman, N. Highland Avenue
Craig Hennemuth, Whittengale Road
Jeff Kostik, Whittengale Road

PUBLIC COMMENT: (on agenda action items only, excluding public hearings):

There were no public comments.

ADMINISTRATIVE:

Mr. Miller asked for a motion to approve the minutes from the May 24, 2023, meeting.

A MOTION WAS MADE BY Mr. DAN PATTERSON, SECONDED BY Mr. JOHN SCOTT TO APPROVE THE MINUTES FROM THE MAY 24, 2023, MEETING. MOTION CARRIED UNANIMOUSLY.

Mr. Miller said prior to this meeting, the Board held an executive session to receive advice from the Solicitor.

Mr. Miller said that notice of tonight's hearing was advertised, and the subject properties posted pursuant to the requirements of the Pennsylvania Municipalities Planning Code.

Mr. Miller asked the Court Reporter to swear in witnesses and any members of the public wishing to comment during any of the hearings.

The Court Reporter swore in the witnesses.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

1. OAKDALE PROPERTIES VARIANCE APPLICATION

- a. Mr. Miller opened the public hearing on the Variance Application filed by Oakdale Properties and summarized the application as follows:

An application filed by Oakdale Properties, LP, requesting a variance from the landscape plan requirements under Section 27-307(B)(6) of Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended, regarding a tree survey for a proposed residential development on property located at One Prion Drive & Whittengale Road in the R-2 Suburban Residential Zoning District currently designated as Allegheny County Parcel ID Nos. 586-L-1 and 493-N-2.

- b. Mr. Miller stated that the Exhibits enumerated on the Exhibit List prepared by the Board Solicitor are entered into the Record of this hearing. Mr. Miller requested that the court reporter insert those exhibits into the transcript as if the Exhibit List was read into the Record.
- c. Applicant's Case. Mr. Steven Victor of Victor Wetzel Associates and Mr. Bill Prion of Oakdale Properties, representing the applicant, presented the case and responded to questions by the Board. The Applicant submitted additional exhibits, numbered 9, and 10, to the Board which were entered into the Record of the hearing.

- d. Township's Case. Mr. Mike Wozniak, Township Assistant Director, Community Development, and Mr. Andrew Hartwell, Township Assistant Manager presented the Township's case and responded to the Board's questions.
- e. Executive Session: None.
- f. Public Comment:

Mr. Chris Bird- 300 Whittengale Road approached the Board and expressed concerns.
Mr. Eric Boonstra- 285 Whittengale Road approached the Board and expressed concerns.
Mr. Jeff Kostik- 280 Whittengale Road approached the Board and expressed concerns.
Mr. Keith Olivieri- 275 Whittengale Road approached the Board and expressed concerns.

Mr. Miller called for a motion to close the Public Hearing for the Oakdale Properties variance request.

A MOTION WAS MADE BY Mr. DAN PATTERSON, SECONDED BY Mr. JOHN SCOTT TO CLOSE THE PUBLIC HEARING. MOTION CARRIED UNANIMOUSLY.

Mr. Miller called for a motion to table consideration for Oakdale Properties variance request and to continue the public hearing with respect to that variance request.

A MOTION WAS MADE BY Mr. DAN PATTERSON, SECONDED BY Mr. JOHN SCOTT TO TABLE CONSIDERATION OF A VARIANCE REQUEST FILED BY OAKDALE PROPERTIES, LP, FROM THE LANDSCAPE PLAN REQUIREMENTS UNDER SECTION 27-307(B)(6) OF CHAPTER 27 OF THE NORTH FAYETTE TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED, REGARDING A TREE SURVEY. MOTION CARRIED UNANIMOUSLY.

The Board announced that they would act on the Application at their next regularly scheduled meeting on October 26, 2023 at 7:00pm.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. DAN PATTERSON, SECONDED BY Mr. JOHN SCOTT, AND CARRIED TO ADJOURN THE MEETING AT 8:02 P.M. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Debbie Midgley
Zoning Hearing Board Recording Secretary