



**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
MUNICIPAL BUILDING
SEPTEMBER 26, 2023
6:30 P.M.**

A Public Hearing was held on Tuesday, September 26, 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 and Outdoor Dining 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 (absent), Solicitor Michele Cromer, and Township Secretary Marlyn Jordan

OTHERS PRESENT: Mike Wozniak – Assistant Director, Community Development, Darlene Hildebrand – Recreation Director, Kevin Brett – Township Engineer, Leah Attanucci – Court Reporter, Colleen Morris, and Rich Valent.

Mike Wozniak stated that the board previously approved this application in July. At that time the application was solely for the conditional use approval to convert the existing building into a shopping center. The applicant has amended the application to include outdoor dining areas for two of the proposed tenant spaces. As required the application was submitted to the Planning Commission and reviewed at their meeting on September 7, 2023. The Planning Commission recommended the Board of Supervisors grant approval of the application.

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

1. The amended application for conditional use received September 1, 2023
2. Proof of publication in the Beaver County Times published on September 14, 2023, and September 21, 2023
3. Pictures of property postings

4. Department of Community Development review letters dated May 30, 2023, August 2, 2023, and September 5, 2023.
5. LSSE review letters dated May 24, 2023, June 1, 2023, July 31, 2023, September 1, 2023, and September 11, 2023.

Mr. Morosetti wanted to know if this is the old Quaker Steak building.

Mr. Wozniak said yes.

Mr. O'Donnell asked if there was already outdoor seating at this location.

Mr. Wozniak said they are not using the existing outdoor dining in the back. They are changing the use.

Mr. Morosetti wanted to know what the number of seating for inside and outside.

Mr. Wozniak said he wasn't sure; they don't have it listed.

Mr. Morosetti wanted to know if they are within the fire code.

Mr. Wozniak stated that everything for the outdoor dining meets the conditions in the ordinance.

Mr. Hartwell said that this is simply looking at zoning compliance. The fire code and everything will be examined by the appropriate officials when the appropriate applications have been submitted.

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

ADJOURNMENT

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to adjourn the hearing at 6:38 P.M.

Respectfully submitted,

Marlyn Jordan
Township Secretary