



**NORTH FAYETTE TOWNSHIP  
PUBLIC HEARING  
MUNICIPAL BUILDING  
SEPTEMBER 26, 2023  
6:45 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 Plank Holdings, LLC 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, as proposed in the following Ordinance:

**ORDINANCE NO. 517:**

**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 THE PROPERTIES KNOWN AS ALLEGHENY COUNTY TAX PARCEL ID NOS. 407-E-70 AND 407-F-10 FROM "R-1 SINGLE FAMILY RESIDENTIAL" TO I-1 LIGHT 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 (absent), Solicitor Michele Cromer, and Township Secretary Marlyn Jordan

**OTHERS PRESENT:** Mike Wozniak - Assistant Director, Community Development, Kevin Brett - Township Engineer, Leah Attanucci - Court Reporter, Colleen Morris, Rich Valent, and Tom Plank.

Tom Plank stated that they are looking to expand their business, Westview Cunningham Company which is located at 3 Industrial Park Drive. He said that they are an industrial distributor.

Mike Wozniak stated that this 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 application for rezoning received July 6, 2023.
2. Proof of publication in the Post-Gazette published September 10, 2023, and September 17, 2023.
3. Pictures of the property postings.
4. The department of Community Development review letter dated July 27, 2023, and September 5, 2023.
5. Planning Department of Allegheny County Economic Development letter dated August 7, 2023.
6. Copies of the letters sent to the applicant and all neighboring property owners notifying them of this public hearing.

Mr. Morosetti wanted to know if most of the property was in North Fayette.

Mr. Wozniak said yes.

Mr. Morosetti wanted to know what the total acreage is.

Mr. Plank stated approximately 7 acres.

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 6:53 P.M.

Respectfully submitted,

Marlyn Jordan  
Township Secretary