



**PLANNING COMMISSION
MEETING MINUTES**

**THURSDAY, OCTOBER 5, 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
Kevin Cody, 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:

Terry Palmer, Ashford Partners
Matthew Schmidt, Hampton Tech

ADMINISTRATIVE:

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A motion was made by Mr. Bill Fitzgerald, seconded by Mr. Fred Lutz, to approve the minutes from the September 7, 2023, meeting. Motion carried.

REPORTS:

Community Development Report – August 2023.

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no comments.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1. Application 2023-22-SU – Miller Consolidation Plan** - An application for preliminary and final approval of a land development (simple subdivision) on 1.0238 acres of land located at 8222 & 8224 Steubenville Pike, McDonald, PA, 15057, in the MU Mixed Use Zoning Districts (Allegheny County Parcel ID Nos. 1040-C-5, 1040-C-6, 1040-C-6, 1040-C-33).

Mr. Kyle asked if there was a representative present.

There was not a representative.

Mr. Wozniak made the following comments.

Mr. Wozniak gave an overview of the project and stated that there are outstanding items that need to be addressed.

Mr. Wingrove had no 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. BILL FITZGERALD, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED TO TABLE APPLICATION 2023-22-SU-MILLER CONSOLIDATION PLAN.

ROLL CALL:

CHUCK KYLE YES

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MATT GILFILLAN YES
DAN KLAAS YES
BILL FITZGERALD YES
FRED LUTZ YES
LINDA DIFFENDAL YES
KEVIN CODY YES

2. **Application 2023-23-SP – North Fayette Business Park – Phase 2** - An application for preliminary and final approval of Phase 2 of a Planned Non-Residential Development (PNRD) located along International Drive and the proposed Rosslare Drive in the B-2 General Business Zoning District and the PNRD Overlay Zoning District (Allegheny County Parcel ID Nos. 799-P-140, 799-L-160, 799-R-150).

Mr. Kyle asked if a representative was present.

Mr. Matt Schmitt of Hampton Tech was present along with Mr. Terry Palmer of Ashford Partners.

Mr. Schmitt gave an overview of the project with a power point presentation. Discussion included sidewalks along Bateman Road, infrastructure, stormwater ponds, and street trees.

Mr. Schmitt stated that individual site plans will be applied for as buildings are being constructed.

Mr. Kyle asked if there were any new modification requests.

Mr. Schmitt said no.

Mr. Wozniak had no additional comments.

Mr. Wingrove stated the only items remaining are minor clean-up items, third party items.

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. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-23-SP-NORTH FAYETTE BUSINESS PARK PNRD PHASE 2 TO THE BOARD OF SUPERVISORS CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED OCTOBER 2, 2023, AND LSSE’S REVIEW LETTER DATED SEPTEMBER 29, 2023.

ROLL CALL:

CHUCK KYLE YES
MATT GILFILLAN YES
DAN KLAAS YES
BILL FITZGERALD YES

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**FRED LUTZ YES
LINDA DIFFENDAL YES
KEVIN CODY YES**

ORDINANCES

- 1. 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.

Mr. Kyle asked if there were further questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Mr. KEVIN CODY, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF PROPOSED ORDINANCE NO. 513- OMNIBUS ZONING ORDINANCE UPDATE.

ROLL CALL:

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

GENERAL DISCUSSION:

There was no general discussion.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO ADJOURN THE MEETING AT 7:05 P.M. MOTION CARRIED.

ROLL CALL:

**CHUCK KYLE YES
MATT GILFILLAN YES
DAN KLAAS YES**

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BILL FITZGERALD YES
FRED LUTZ YES
LINDA DIFFENDAL YES
KEVIN CODY YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary