



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

January 22, 2026 - 7 P.M.

Planning Commission Meeting Agenda

1. CALL TO ORDER

2. ROLL CALL

Tom Iagnemma, Chairman
Doug Kaine, Secretary
Joseph Johnson
Jamey Noland
Danny Cerrone Jr.
Jason Paulovich, Gibson-Thomas Engineering
Chris Seymour, Dodaro, Matta & Cambest, P.C.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

Documents:

[12-18-2025 PC MTG MINUTES.PDF](#)

5. OLD BUSINESS

- A. Review And Discuss S-09-2025 South Fayette Township School District, Preliminary And Final Minor Subdivision/Consolidation Application, Parcels 327-E-1 & 404-C-1, Zoned CD-1, Conservation.

Consolidation of 2 parcels into 1.

Documents:

[APPLICATION S-09-2025.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[UPDATED SUBDIVISION-CONSOLIDATION PLAN.PDF](#)
[GTE REVIEW LETTER 1-15-2026.PDF](#)
[ALLEGHENY COUNTY REVIEW LETTER 1-7-2026.PDF](#)
[REVIEW REFERRAL S-09-2025 SOUTH FAYETTE TOWNSHIP PRIMARY SCHOOL SUBDIVISION-CONSOLIDATION PLAN MATSF.DOC](#)
[RESPONSE TO GTE COMMENTS.PDF](#)
[RESPONSE TO AC COMMENTS.PDF](#)
[DBV12530-113.PDF](#)
[DBV13087-134.PDF](#)
[PBV 272- PG66.PDF](#)

6. NEW BUSINESS

- A. Review And Discuss The Attached Ordinance Amending And Restating Various Sections In Chapter 240, Zoning.

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, amending and restating Chapter 240, Zoning, Article IV R-1 Rural Residential District, Section 240-16 and Article X, PED Planned Economic Development District, Sections 240-56 through 240-62, amending its Zoning Ordinance, setting forth various regulations to update and modernize the PED District's boundaries and approved uses as well as adjusting the R-1 Rural Residential District's area and bulk regulations; Amending the Township's official Zoning Map to adjust the PED District boundaries and to change an existing residential area in Sturgeon from commercial zoning to residential; Amending Article XVI to add supplemental regulations for Data Centers.

Documents:

[ORDINANCE FINAL DRAFT.PDF](#)
[PROPOSED PED.PDF](#)
[EXISTING PED.PDF](#)
[STURGEON ZONING.PDF](#)

7. ACCEPTANCE OF APPLICATIONS

- A. Review And Consider For Acceptance S-01-2026 Second Revision To The Kosky Plan Of Lots, Preliminary And Final Minor Subdivision Application, Parcels 256-L-2, 256-L-1, Zoned C-2.

Documents:

[APPLICATION S-01-2026.PDF](#)
[AGENT AUTHORIZATION FORM.PDF](#)
[SUBDIVISION.PDF](#)
[DEED.PDF](#)
[SALES AGREEMENT.PDF](#)

- B. Review And Consider For Acceptance SP-01-2026 Lafayette 180 Planned Shopping Center, Preliminary And Final Land Development Application, Parcels 256-L-2, 256-L-1, Zoned C-2.

Documents:

[APPLICATION SP-01-2026.PDF](#)
[AGENT AUTHORIZATION FORM.PDF](#)
[LAND DEVELOPMENT PLANS \(REDUCED SIZE\).PDF](#)
[ELEVATION RENDERINGS.PDF](#)
[TIS ADDENDUM COMPLETE.PDF](#)
[TRAFFIC IMPACT STUDY_PROPOSED RETAIL - SOUTH FAYETTE TOWNSHIP TIS.PDF](#)
[2022-01-14 GEOTECHNICAL REVIEW MEMO.PDF](#)
[2026-01-12 NPDES MAJOR MODIFICATION APPROVAL.PDF](#)
[WETLAND DELINEATION.PDF](#)
[UTILITY AVAILABILTY LETTERS.PDF](#)
[DEED.PDF](#)
[SALES AGREEMENT.PDF](#)

8. OPEN DISCUSSION

9. ADJOURNMENT