



SOUTH FAYETTE **T O W N S H I P**

A Community Growing Together

October 23, 2025 - 7 P.M.

Planning Commission Meeting Agenda

NEW LOCATION: South Fayette Township Municipal Center (near The Watson Institute). Please note that until GPS systems pick up the new address of 100 Township Drive, you might have to use "323 Hickory Grade Road, South Fayette PA 15017" for GPS directions.

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:

[9-25-2025 PC MTG MINUTES.PDF](#)

5. OLD BUSINESS

A. Review And Discuss S-05-2025 South Fayette Commons, Preliminary And Final Minor Subdivision Application, Parcel 256-S-9, Zoned C-2.

Subdivision of property.

Documents:

[APPLICATION S-05-2025.PDF](#)
[AGENT AUTHORIZATION FORMS.PDF](#)
[SUBDIVISION - REVISED.PDF](#)
[GTE REVIEW LETTER 8-8-2025.PDF](#)
[RESPONSE TO COMMENTS.PDF](#)
[ALLEGHENY COUNTY REVIEW LETTER 8-12-2025.PDF](#)
[ACED-SUBDIVISION RESPONSE--251001.PDF](#)
[SOUTH FAYETTE DUNKIN--LOT C SUBDIVISION PLAN--251001.PDF](#)
[SOUTH FAYETTE DUNKIN--SOFAY COMMONS SUBDIVISION PLAN - RECORDED BK 291, PG 3.PDF](#)
[MATSF REVIEW REFERRAL - NO COMMENT.PDF](#)
[2025-06-23 S. FAYETTE 2 - MATSF LAND DEVELOPMENT LETTER.PDF](#)

2025-07-25 SOFAY COMMONS - MATSF SUBDIVISION APPROVAL.PDF
DEED.PDF
APPROVED VARIANCE.PDF

- B. Review And Discuss SP-03-2025 South Fayette Commons, Preliminary And Final Land Development Application, Parcel 256-S-9.

Land Development for relocation of Dunkin' in South Fayette Commons.

Documents:

APPLICATION SP-03-2025.PDF
AGENT AUTHORIZATION FORMS.PDF
LAND DEVELOPMENT PLANS (REVISED 10-13-25).PDF
GTE REVIEW LETTER 8-8-2025.PDF
RESPONSE TO LAND DEVELOPMENT REVIEW 1 (10-13-25).PDF
TRAFFIC REVIEW LETTER GATEWAY 7-10-25.PDF
ALLEGHENY COUNTY REVIEW LETTER 7-22-2025.PDF
SOUTH FAYETTE DUNKIN--LAND DEVELOPMENT PLANS-SHEET D2.1--
251001.PDF
SOUTH FAYETTE DUNKIN--LAND DEVELOPMENT PLANS-SHEET D12.0--
251001.PDF
SOUTH FAYETTE DUNKIN--TRAFFIC PLAN REVIEW 1 RESPONSE--
251001.PDF
MATSF REVIEW.PDF
ES REPORT.PDF
SOUTH FAYETTE DUNKIN--PSCM REPORT--251001.PDF
DEED.PDF

6. NEW BUSINESS

- A. Review And Discuss S-07-2025 Potts Subdivision, Preliminary And Final Minor Subdivision Application, 291 Sygan Road, Zoned R-2.

Documents:

APPLICATION S-07-2025.PDF
AGENT AUTHORIZATION.PDF
SUBDIVISION.PDF
GTE REVIEW LETTER 10-09-2025.PDF
ALLEGHENY COUNTY REVIEW LETTER 09-30-2025.PDF
REVIEW REFERRAL S-07-2025 POTTS MINOR SUBDIVISION MATSF.DOC
DEED.PDF

7. ACCEPTANCE OF APPLICATIONS

8. OPEN DISCUSSION

9. ADJOURNMENT