

**TOWNSHIP OF SOUTH PARK
PLANNING COMMISSION AGENDA
WEDNESDAY, MAY 27, 2026
7:00 P.M.**

1. Pledge of Allegiance
2. Notice to Attendees
3. Roll Call
4. Re-Approval of the February 25, 2026 Reorganization and Regular Planning Commission Minutes

Approval of the April 22, 2026 Regular Planning Commission Minutes:

5. New Business:

SOUTH PARK FARM SHOW DRIVE CORRIDOR IMPROVEMENT PLAN –MINOR LAND DEVELOPMENT- PRELIMINARY/FINAL APPROVAL

Accept preliminary and final application for a Minor Land Development as being complete per the Subdivision and Land Development Ordinance.

Motion to accept – not accept – table this preliminary and final application for a Minor Land Development as being complete per the Subdivision and Land Development Ordinance.

SOUTH PARK FARM SHOW DRIVE CORRIDOR IMPROVEMENT PLAN –MINOR LAND DEVELOPMENT- PRELIMINARY/FINAL APPROVAL

Consider preliminary and final approval for a Minor Land Development.

Motion to recommend – not recommend – table this application for preliminary and final approval for a Minor Land Development, identified as the South Park Farm Show Corridor Improvement Plan, to be located near the corner of Brownsville Road and McCorkle at 100 Farm Show Drive.

SALDO ORDINANCE AMENDMENT

Consider recommendation regarding a proposed Ordinance amending the Subdivision and Land Development Ordinance, being Chapter 118, of the Code of the Township of South Park, as it pertains to definitions and requirements regarding multiple vehicular entrance points for subdivisions and land developments meeting certain criteria.

Motion to recommend – not recommend – table this amendment to Chapter 118, of the Subdivision and Land Development Ordinance regarding definitions and requirements for multiple vehicular entrance points for subdivisions and land developments meeting certain criteria.

6. Next Regular Meeting Reminder –**WEDNESDAY, JUNE 24, 2026** at 7:00 p.m.
7. Adjournment

Memo

TO: South Park Township Planning Commission

CC: South Park Township Board Of Supervisors
Karen Fosbaugh, Township Manager

FROM: Irving S. Firman, Township Solicitor

DATE: May 26, 2026

RE: Draft Ordinance Amending Township Saldo, Chapter 118

As requested by the South Park Township Board of Supervisors at its May 11, 2026 meeting, our firm has drafted an amendment to the Township's Subdivision and Land Development Ordinance ("SALDO"), codified at Chapter 118, Sections 118-1 through 118-66 of the Township Code, consistent with the submissions and public comments of Mr. Sobek and Mr. Foster as well as the documents submitted by Township Supervisor Adams.

We have prepared this draft for the Planning Commission to evaluate the Ordinance and make recommendations. This draft amends Chapter 118 as follows:

- Section 1 of the Ordinance amends Section 118-5 of the SALDO by adding new terms and definitions relevant to the other textual amendments.
 - We have included definitions for the terms "Constrained Structure," "Independent Access," "Dead-end Road," and "Single-access Street," which were used in or requested by resident submissions, but which we have not found to be necessary for inclusion in the remaining textual amendments. At this stage, we have kept the terms in the list of definitions for public discussion.
- Section 2 of the Ordinance amends Section 118-36 ("Sidewalks") to add a walkway requirement for developments with more than 25 single-family units.
- Section 3 of the Ordinance amends Section 118-44 by adding a new subsection, 118-44.L., which imposes the requirement that any new subdivision or land development containing more than twenty-five (25) lots or which generates two hundred fifty (250) or more average daily vehicle

trips must provide at least two independent vehicular access points that are functionally separate routes from the development to the broader external road network, and provides standards for the same. This section was developed from the Feb. 9, 2026 Resident Submission.

- This section also imposes a requirement for separate emergency access for any development where only one primary vehicular access is permitted (“Single-Access Developments”). This section was suggested by the Feb. 9, 2026 Resident Submission and intended to cover situations where single-access is permitted because the development is under 25-unit, 250-trip threshold; however, this section may also provide an alternative option if a qualifying developer claims an inability to provide the required vehicular access routes.
- Section 4 of the Ordinance amends Section 118-44 by adding a new subsection, 118-44.M., which adds requirements for block length and configuration. This section was part of the Feb. 9, 2026 Resident Submission.
- Section 5 of the Ordinance amends Section 118-56 by replacing the existing text with the verbatim text of the Municipalities Planning Code, 53 Pa. Stat. Ann. § 10512.1(a), which provides an “undue hardship” standard for modifications due to special conditions of the land.
- Section 6 of the Ordinance amends Section 118-59.A. by replacing the existing text of this subsection with the verbatim text of the Municipalities Planning Code, 53 Pa. Stat. Ann § 10512.1(b), which sets standards for requests for modification, and adding a resident’s proposed standards for a request for modification.
- Section 7 of the Ordinance provides that any part of any ordinance which conflicts with the provisions of the Ordinance is repealed to the extent of the conflict.
- Section 8 of the Ordinance provides that the Ordinance shall be in full force and effect from the date of its passage.

Furthermore, we addressed the February 9, 2026 Resident Submission as follows:

A. Purpose

This section establishes minimum, mandatory design standards for subdivisions and land developments in South Park Township in order to:

- *Protect public health, safety, and welfare;*
- *Ensure safe and reliable access for emergency services;*
- *Prevent traffic congestion and circulation failures;*
- *Promote interconnectivity and orderly growth; and*
- *Avoid the creation of isolated, single-access developments.*

All subdivision and land development plans shall comply with the requirements of this section as a condition of approval.

Section 118-3 already contains a statement of general purposes related to the Township's regulation of land development. We incorporated the resident's suggested language into a whereas clause in the introduction of the Ordinance. We did not incorporate the language "avoid the creation of isolated, single-access developments" as this was already covered by other purposes.

B. Vehicular Access Requirements

1. Minimum Access Points

a. Any subdivision or land development that:

- Contains twenty-five (25) or more lots, or*
- Generates two hundred fifty (250) or more average daily vehicle trips, as documented by a traffic impact study, shall provide no fewer than two (2) fully functional vehicular access points, each located on separate sides or at materially different locations of the development.*

We used this language as the basis for Section 3 of the Ordinance.

b. A request to reduce the number of required access points shall not be granted unless the applicant demonstrates, through competent engineering evidence, that compliance is physically impossible, not merely inconvenient or costly, due solely to:

- Original tract configuration existing prior to subdivision; or*
 - Severe topographic constraints that cannot reasonably be mitigated.*
- Economic considerations, development efficiency, or design preference shall not constitute infeasibility.*

These suggestions were not incorporated, as Section 10512.1 of the MPC sets forth an "undue hardship" standard which preempts the imposition of any differing standard.

2. Single-Access Developments

a. Where only one (1) primary vehicular access is permitted, the development shall provide a separate emergency service access, designed and constructed to allow continuous, all-weather ingress and egress for fire, police, and emergency medical services.

b. Emergency access routes:

- Shall be structurally capable of supporting emergency vehicles;*
- Shall not rely on private driveways or individual lot access;*

- *May be gated only if equipped with emergency service approved access controls; and*
- *Shall be reviewed and approved in writing by the Township Engineer and emergency service providers.*

This language was incorporated into Section 3 of the Ordinance. Additional research and planning is needed to evaluate these provisions.

Failure to provide a compliant emergency access shall constitute grounds for denial.

This language was omitted from the Ordinance because it is not necessary to state that noncompliance is a basis for denial, where this section of the Township Code is already mandatory.

C. Street Connectivity to Adjacent Lands

To prevent land-locking and promote future connectivity, proposed subdivisions and land developments shall provide local street connections or stubs to adjacent properties that are undeveloped or capable of redevelopment.

This language was not added as these topics are already covered by Chapter 118, including Sections 118-3 and 118-44.A. The “capable of redevelopment” standard is not incorporated into this draft as any location is likely to be capable of redevelopment, and this requirement would likely lead to unwanted stubs all over the Township.

Such connections:

- *Shall be spaced at intervals not exceeding eight hundred (800) feet along any boundary abutting potentially developable land; and*
- *Shall be constructed or stubbed to the property line in a manner that permits future extension.*

The absence of current development plans on adjacent land shall not excuse compliance.

Further public discussion should be held to determine if it is necessary to specify a maximum distance between stubs.

D. Block Length and Configuration

1. Residential blocks shall be designed to accommodate two (2) tiers of lots, except where a physical barrier exists.

2. Blocks fronting on arterial roadways shall not exceed one thousand two hundred (1,200) feet in length.

3. Double-frontage or reverse-frontage lots:

- *Shall be permitted only where necessary to mitigate impacts from arterial or collector roads or to avoid a physical barrier; and*
- *Shall not be used as a substitute for required street connectivity.*

Subsections 1. and 2. were incorporated into the draft, but Subsection 3. was omitted, as standards for double frontage are already covered by Section 118-47(c).

E. Pedestrian Access

For any block eight hundred (800) feet or greater in length, the Township may require an interior pedestrian walkway where necessary to ensure safe and reasonable pedestrian circulation.

Where required, such walkways:

- *Shall be centrally located where practicable;*
- *Shall meet Township construction standards; and*
- *Shall be secured by a recorded easement or other enforceable legal instrument.*

This language was not added as these requirements for sidewalks are subsumed by Section 118-36.

F. Waivers and Modifications

Waiver/Modification Subsection (MPC §512.1-Aligned)

Proposed Text (Drop-in Subsection)

§118-_.() Modifications/ Waivers (MPC §512.1; SALDO Article VII).

(a) Authority and standard. A request for relief from the requirements of this Section shall be treated as a request for a modification under Section 512.1 of the Pennsylvania Municipalities Planning Code (Act 247, as amended) and shall be requested, viewed, and acted upon in accordance with article VII of this Chapter (including §118-59). The Board of Supervisors may grant a modification only where the applicant demonstrates, and the Township finds, that literal enforcement of the applicable requirement would exact an undue hardship because of peculiar conditions pertaining to the land, and that the modification will not be contrary to the public interest and will observe the purpose and intent of this Chapter and this Section.

(b) Written request; minimum modification necessary. All modification requests shall be in writing and shall accompany and be a part of the subdivision/land development application. The request shall identify the specific provision(s) for which modification is sought, state the exact nature and extent of the requested modification, and demonstrate that the requested modification is the minimum modification necessary to afford relief.

(c) Required evidentiary showing. In addition to the requirements of §118- 59 and MPC § 512.1, a request under this Section shall include, at a minimum:

(1) A narrative statement describing the peculiar conditions of the property and how those conditions create the asserted undue hardship with respect to the specific requirement at issue;

(2) Plans, profiles, exhibits, and/or engineering analyses sufficient to substantiate the claimed hardship and to demonstrate why literal compliance is unreasonable under the circumstances;

(3) A description of all technically feasible design alternatives considered to achieve compliance (or to reduce the extent of requested relief), including a statement of why each alternative is infeasible, unsafe, or otherwise, impracticable;

(4) Identification of proposed mitigation measures and/or alternative design standards that will achieve an equal or better result consistent with the purpose and intent of this Chapter and this Section, including emergency access and public safety objectives where applicable;

(5) Any supporting correspondence or preliminary approvals required from agencies or authorities having jurisdiction (e.g., PennDOT, emergency services, conservation district), to the extent applicable; and

(6) A proposed set of draft findings of fact and conclusions supporting the requested modification, keyed to the standards in subsections (a) through (c).

(d) Findings and record. If a modification is granted, the Township shall make written findings identifying: (1) the provision modified; (2) the peculiar conditions and undue hardship demonstrated; (3) why the modification is not contrary to the public interest; (4) how the modification observes the purpose and intent of this Chapter and this Section; (5) why the relief granted is the minimum modification necessary; and (6) any conditions imposed to protect public health, safety, and welfare. Such findings and the Township's reasons shall be entered into the meeting minutes and shall be reflected on the approved plan/plat in accordance with §118-59.

(e) Conditions. The Township may impose conditions on any granted modification to ensure the functional objectives of this Section are achieved, including but not limited to design, construction, documentation, and maintenance requirements, and requirements for emergency access, signage, gating controls, or other safety measures as appropriate.

(f) Failure of proof; denial. The applicant bears the burden of proof. Failure to request a modification in writing as required herein, or failure to substantiate the standards in subsection (a) and the evidentiary requirements in subsections (b) and (c), shall constitute sufficient grounds for denial of the application or denial of the modification request, as applicable.

This language was incorporated into the draft to the extent it is consistent with Section 10512.1 of the MPC. Specifically, Subsections (b), (c)(1) and (c)(2) were added. The remainder was omitted as already covered by the existing language or preempted by the MPC.

Accordingly, we submit the enclosed draft Ordinance for the Commission's review and consideration. Should you have any questions or concerns, please do not hesitate to contact me.

TADMS:21358813-1:019663-122751

OFFICIAL

**TOWNSHIP OF SOUTH PARK
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 118 OF THE CODE OF THE TOWNSHIP OF SOUTH PARK TO IMPOSE REQUIREMENTS AND STANDARDS FOR MULTIPLE VEHICULAR ENTRANCE POINTS FOR SUBJECT DEVELOPMENTS; PROVIDE RELEVANT DEFINITIONS; AMEND THE REQUIREMENTS FOR SIDEWALKS; ADD STANDARDS FOR BLOCK LENGTH AND CONFIGURATION; AND SET STANDARDS FOR WAIVERS AND MODIFICATIONS.

WHEREAS the Board of Supervisors of the Township of South Park ("Township") adopted a Subdivision and Land Development Ordinance ("SALDO") by Ordinance No. 312 adopted on January 8, 1979, amended in its entirety by Ordinance No. 487 adopted December 14, 1992, which has been subsequently amended from time to time; and,

WHEREAS, the SALDO has been codified at Chapter 18, Sections 118-1 through 118- 66 of the Code of the Township of South Park; and,

WHEREAS, this Ordinance was designed to establish minimum, mandatory design standards for subdivisions and land developments in South Park Township in order to protect public health, safety, and welfare; ensure safe and reliable access for emergency services and public works; prevent traffic congestion and circulation failures; promote interconnectivity and orderly growth; and,

WHEREAS the within Ordinance was duly submitted to the Allegheny County Department of Economic Development for its review and comment; and,

WHEREAS, the South Park Township Planning Commission, at its meeting held on _____, made a recommendation to the Board of Supervisors of the Township that the Board of Supervisors (**adopt/reject**) the within Ordinance; and,

WHEREAS, the Township has advertised notice of its intent to consider adoption

of the within Ordinance and the time, place and date of the public hearing thereon; and,

WHEREAS a public hearing on the within Ordinance has been held on said date; and,

WHEREAS, the Board of Supervisors of the Township has determined that the within Ordinance will promote and protect the health, safety and welfare of the residents of the Township and the public at large.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of the Township of South Park, County of Allegheny, Commonwealth of Pennsylvania, as follows:

Section 1. Section § 118-5. Definitions; word usage, is hereby amended with each of the following terms to be inserted into the existing Code Section in its proper place per alphanumeric order:

A. Definitions

Access Point – The vehicular ingress, egress, and regress to the development.

Access Route – The local streets that connect an Access Point to the External Road Network.

Bridge – A structure that spans a physical obstacle such as a river, ravine or roadway to allow passage to cross a divide.

Constrained Structure – A structure that has limitations and boundaries such as a low Bridge that does not permit commercial or large emergency vehicles to pass.

Culvert – A tunnel or pipe structure that allows water to flow underneath a road, railway, or trail, typically to prevent water from ponding or washing away the embankment above.

Dead-End Road – A Street or Throughfare with only one point of entry and exit.

Emergency Access Route – A alternate means of access to act as the secondary Access Point from the External Road Network to the development and which is suitable for emergency and first response vehicles.

External Road Network – The Arterial and Collector Streets that make up the South Park Township Road Network.

Functionally Separate Route – A roadway for ingress and egress between the development and the External Road Network that does not share a Single Point of Failure with another Access Route.

Independent Access - A private or standalone roadway that provides direct ingress and egress to a specific property, building, or development without relying on a shared driveway, neighboring property, or public right-of-way.

Single-access street – The single route of entry and exit which is the sole access to a development.

Single Point of Failure – A critical Bridge, tunnel, or corridor where a disruption prevents the connection between the proposed development and the External Road Network.

Township Construction Standards – The Design Construction Standards adopted by South Park Township to be complied with for construction of roads including permitted grades, widths, and sight distance, storm sewers, sanitary sewers, sidewalks, and related infrastructure to be dedicated to the Township or the associated Municipal Authority.

Section 2. The text of Section § 118-36 is hereby deleted and replaced with the following:

- A. Sidewalks shall be required to be installed along the full frontage of all lots under the following circumstances:
 - (1) Where sidewalks exist in the same block on the same side of the street;
 - (2) On lots with frontage on Arterial Streets, as defined by this chapter;
 - (3) Within a land development plan proposed to be developed for more than 50 multifamily dwelling units or more than 25 single-family units;
 - (4) Within a land development plan proposed to be developed for commercial use;
 - (5) Within a land development plan proposed to be developed for industrial use, unless it can be demonstrated to the Planning Commission that the proposed use will not generate pedestrian traffic within the site.
- B. Sidewalks and walkways shall be installed in accordance with the design standards of Article VI of this chapter and the Township Construction Standards and be in accordance with Section 118-44.I.^[1]

^[1] *Editor's Note: Township Construction Details are included as an attachment to this chapter; current Township Construction Standards are on file in the Township office.*

Section 3. Section § 118-44.L. is hereby added and inserted immediately after the existing Section 118-44.K., reading as follows:

- L. Vehicular Access Requirements.

(1) Minimum Access Points. Any subdivision or land development that contains twenty-five (25) or more lots, or any subdivision or land development that generates two hundred fifty (250) or more average daily vehicle trips, as documented by a traffic impact study and supported by the ITE Manual, shall provide no fewer than two (2) Access Points that provide Functionally Separate Routes. Such Access Points must meet the following criteria:

- (a) Access Points must be located on separate, non-adjointing sides of the development.
- (b) Each Access Point shall be located to provide an Access Route capable of safely accommodating daily traffic generated by the development, including but not limited to construction traffic, emergency vehicles (Police, Fire, and EMT), school buses, refuse trucks, utility vehicles, and evacuation traffic.

(2) Evaluation of Access Routes.

- (a) An evaluation must be submitted from a Pennsylvania-licensed professional engineer which evaluates the road width, grade, sight distance, turning radii, pavement condition, structural capacity, flood risk, and Emergency Access reliability of each Access Route. Where an Access Route depends upon an existing Bridge, Culvert, retaining wall, embankment, or other structure, evaluation shall include a current inspection of the structure and a sealed structural capacity/load-rating report evaluating whether the structure can safely accommodate anticipated daily traffic, emergency vehicles, and construction traffic, including axle loads, vehicle weights, and turning movements.

(3) Single-Access Developments. Where only one (1) primary vehicular Access Point is permitted under this section, the development shall provide a separate Emergency Access Route, designed and constructed to allow continuous, all-weather ingress and egress for fire, police, and emergency medical services. All Emergency Access Routes:

- (a) Shall be structurally capable of supporting emergency vehicles;
- (b) Shall not rely on private driveways or individual lot access;
- (c) May be gated only if equipped with emergency service approved access controls; and
- (d) Shall be reviewed and approved in writing by the Township

Engineer and fire, police, and emergency medical services.

Section 4. Section § 118-44.M. is hereby added immediately after the new Section 118-44.L., reading as follows:

M. Block Length and Configuration.

- (1) Residential blocks shall be designed to accommodate two (2) tiers (double loading) of lots, except where a physical barrier exists.
- (2) Blocks fronting on arterial streets shall not exceed one thousand two hundred (1,200) feet in length.

Section 5. Section § 118-56 is hereby deleted and replaced with the following:

§ 118-56. Modifications due to special conditions.

The Board of Supervisors may grant a modification of the requirements of one or more provisions of this chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.

Section 6. Section § 118-59.A is hereby deleted and replaced with the following:

A. All requests for a modification under this chapter shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary. A request under this Section shall include, at a minimum:

- (1) A narrative statement describing the peculiar conditions of the property and how these conditions create the asserted undue hardship with respect to the specific requirement at issue; and,
- (2) Plans, profiles, exhibits, and/or engineering analyses sufficient to substantiate the claimed hardship and to demonstrate why literal compliance is unreasonable under the circumstances.

Section 7. Any ordinance or parts of any ordinance conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 8. This Ordinance shall be in full force and effect from and after its passage.

ORDAINED AND ENACTED into law this ___ day of _____, 2026.

ATTEST:

Karen F. Fosbaugh, Manager

Irving S. Firman, Solicitor

Edward T. Snee, Chairman Board of Supervisors