

**TOWNSHIP OF SOUTH PARK
PLANNING COMMISSION AGENDA
TUESDAY, NOVEMBER 26, 2024
7:00 P.M.**

1. Pledge of Allegiance
2. Notice to Attendees
3. Roll Call
4. Approval of the August 28, 2024 Regular Planning Commission Minutes
5. New Business:

**FOXLANE HOMES AT PITTSBURGH LLC – CONDITIONAL USE
APPLICATION**

Accept the Conditional Use application as being complete per the South Park Township Zoning Ordinance, as amended.

Motion, to accept – not accept – table this Conditional Use application as being complete in accordance with the Zoning Ordinance.

**FOXLANE HOMES AT PITTSBURGH LLC – CONDITIONAL USE
APPLICATION**

Consider recommendation for property located along Brownsville Road (886-R-250), in an R-2 Zoning District, for a conditional use application in accordance with Zoning Ordinance #556, Article V, Section 501-B.1g for the purpose of establishing A Planned Residential Development.

Motion, to recommend – not recommend – table this application for a Conditional Use as subject to Article XVIII of the Zoning Ordinance.

**SUNSET GOLF PRD – PLANNED RESIDENTIAL DEVELOPMENT –
TENTATIVE APPROVAL**

Consider Waiver Request to Section 118.12.8.18 of the Subdivision and Land Development Ordinance as submitted by the Developer regarding Geotech requirements.

Motion to recommend – not recommend – table the waiver request to Section 118.12.8.18 of the Subdivision and Land Development Ordinance regarding the requirements for the submission of a Geotech report as part of the tentative approval, but rather will be submitted with the final PRD application.

SUNSET GOLF PRD – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

Consider Waiver Request to Sections 118.12.10.1.3.5 (b) and (d) of the Subdivision and Land Development Ordinance as submitted by the Developer regarding traffic study as it relates to traffic timing delays.

Motion, to accept – not accept – table waiver request to Sections 118.12.10.1.3.5 (b) and (d) of the Subdivision and Land Development Ordinance relating to traffic timing delays within the Traffic Study.

SUNSET GOLF PRD – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

Accept the tentative PRD application as being complete per the Subdivision and Land Development Ordinance and Article XVIII of the South Park Township Zoning Ordinance

Motion to accept – not accept – table this tentative PRD application as being complete per the Subdivision and Land Development Ordinance.

SUNSET GOLF PRD – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

Consider tentative approval for a PRD as submitted by Sheffler & Company on behalf of Foxlane Homes and is subject to Article XVIII of the Zoning Ordinance #556, as amended.

Motion to recommend – not recommend – table this application for tentative approval for a PRD, to be located at 3501 Brownsville Road (Lot/Bock 886-R-250), as it pertains to Article XVIII of Zoning Ordinance #556, as amended.

SUNSET GOLF PRD – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

Consider preliminary approval for the Subdivision of land associated with stormwater management and other applicable designated development improvements delineated as part of the Sunset Golf tentative PRD plan as submitted by Sheffler & Company on behalf of Foxlane Homes.

Motion to recommend – not recommend – table this application for Preliminary approval for the Subdivision portion of the PRD, to be located at 3501 Brownsville Road (Lot/Bock 886-R-250), as it pertains to Article XVIII of Zoning Ordinance #556, as amended.

6. Next Regular Meeting Reminder –**MONDAY, DECEMBER 23, 2024** at 7:00 p.m.
7. Adjournment