



## PLANNING COMMISSION AGENDA

May 26, 2022

### ROSS TOWNSHIP PLANNING COMMISSION

Ross Township  
Municipal Building  
1000 Ross Municipal Drive  
Pittsburgh, PA 15237-2725  
Phone: 412-931-7055  
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www.ross.pa.us

#### OFFICERS

##### CHAIRMAN

James M. Wigal

##### VICE CHAIRMAN

John R. Sample

##### SECRETARY

Bridget Watson O'Brien

##### BOARD LIAISON

Dominic J. Rickert  
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##### CONSULTING ENGINEER

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#### MEMBERS

Joseph Argenas  
Jennifer Deemer  
William D. Grady, Jr.  
Lauren Hergert  
Edward Nassan  
Ken Petri  
John R. Sample  
Bridget Watson O'Brien  
James M. Wigal

7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes: April 28, 2022
4. Approval of Secretarial Bills
5. Public comment

Only residents and taxpayers of the Township of Ross will be permitted to address the Planning Commission. Speakers will be permitted to speak for a maximum of 5 minutes. Speakers are asked to clearly state their name and address for the record and keep comments brief and to the point. If connected virtually, use the 'Raise Your Hand' feature in Zoom. If speakers have issues with that feature, enter your name in the chat. We will not be accepting comments or questions through Zoom's chat feature during the meeting.

#### NEW BUSINESS:

**CU-22-2 Conditional Use Approval:** Morris Knowles & Associates, inc., on behalf of Hutton Ross McKnight PA ST, LLC, is seeking conditional use approval for a Car Wash located at L/B 431-K-259, 7201 McKnight Rd in a C-1 District of the 8<sup>th</sup> Ward. - **WITHDRAWN**

**S-22-5 Subdivision Approval:** Morris Knowles & Associates, inc., on behalf of Hutton Ross McKnight PA ST, LLC, is seeking subdivision approval to subdivide the parcel into two parcels located at L/B 431-K-259, 7201 McKnight Rd in a C-1 District of the 8<sup>th</sup> Ward. - **WITHDRAWN**

**SP-22-2 Preliminary/Final Approval:** Morris Knowles & Associates, inc., on behalf of Hutton Ross McKnight PA ST, LLC is seeking preliminary/final land development approval to construct a 4,464 sq ft automatic conveyor style car wash located at L/B 431-K-259, 7201 McKnight Rd in a C-1 District of the 8<sup>th</sup> Ward. - **WITHDRAWN**

**CU-22-3 Conditional Use Approval:** Morris Knowles & Associates, inc., on behalf of DJD Development LLC, is seeking conditional use approval for a day care facility and office use located at L/B 431-K-112, 7202 Old McKnight Rd in a R-1 and C-1 District of the 2<sup>ND</sup> Ward.

**SP-22-3 Preliminary Approval:** Morris Knowles & Associates, inc., on behalf of DJD Development LLC, is seeking preliminary land development approval to construct a 2-story structure for a day care facility and office space located at L/B 431-K-112, 7202 Old McKnight Rd in a R-1 and C-1 District of the 2<sup>nd</sup> Ward.

**SP-22-4 Preliminary/Final Approval:** Bohler Engineering, on behalf of Penn Ross Joint Venture, is seeking preliminary/final land development approval to redevelop the existing Sears building and construct a sport and track field located at L/B 518-G-4, 1008 Ross Park Mall Dr in a C-1 District of the 2<sup>nd</sup> Ward.

James Wigal, Chairman