

Memorandum

To: Board of Commissioners



Date: February 3, 2026

From: Ryan Fonzi, Assistant Township Manager

CC: Harry Faulk, Township Manager
Robert Robinson, P.E., Senior Project Engineer; Kody Grabiak, Engineering
Technician
Tom Bonidie, Community Development Director

RE: SP-01-2024, Lincoln Corner Plaza II Revisions, SR 30, C-1 Zoning

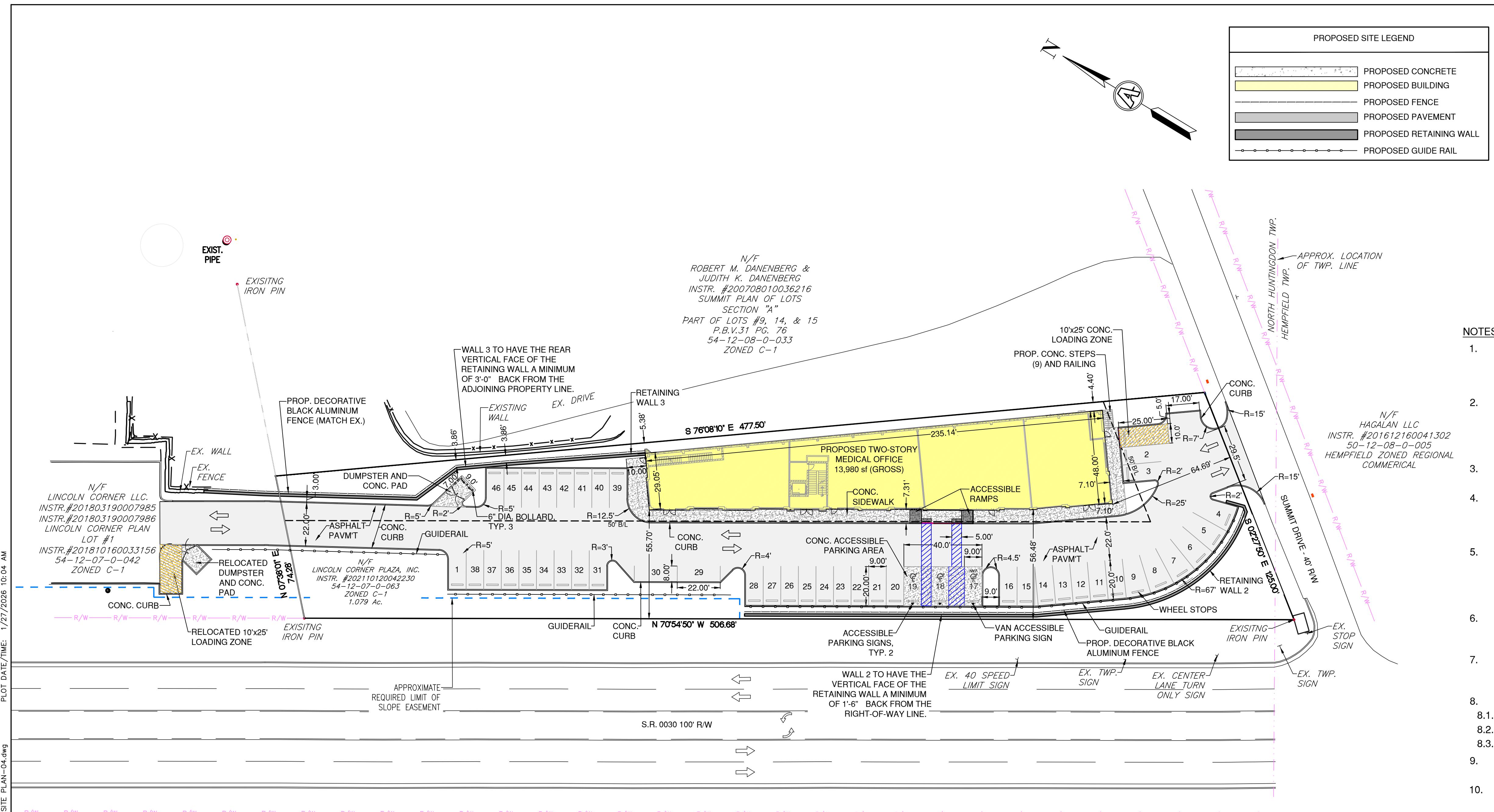
This plan was previously approved in July of 2025 with conditions and six modifications. All the conditions were satisfied and the applicant, Lincoln Corner Plaza, Inc., was permitted to start construction. Then in November of 2025, the applicant's engineer informed the Township that the owner wanted to make some additional changes to the site.

Last July, Lincoln Corner Plaza, Inc. was approved to build a 9,308-sf one-story office building. With the current change request, they are proposing to build a two-story building within the same footprint, and the square footage will increase to 13,980 sf. Since the rear wall of the building will act as a retaining wall, the height of that wall will increase when the building is expanded to two-stories.

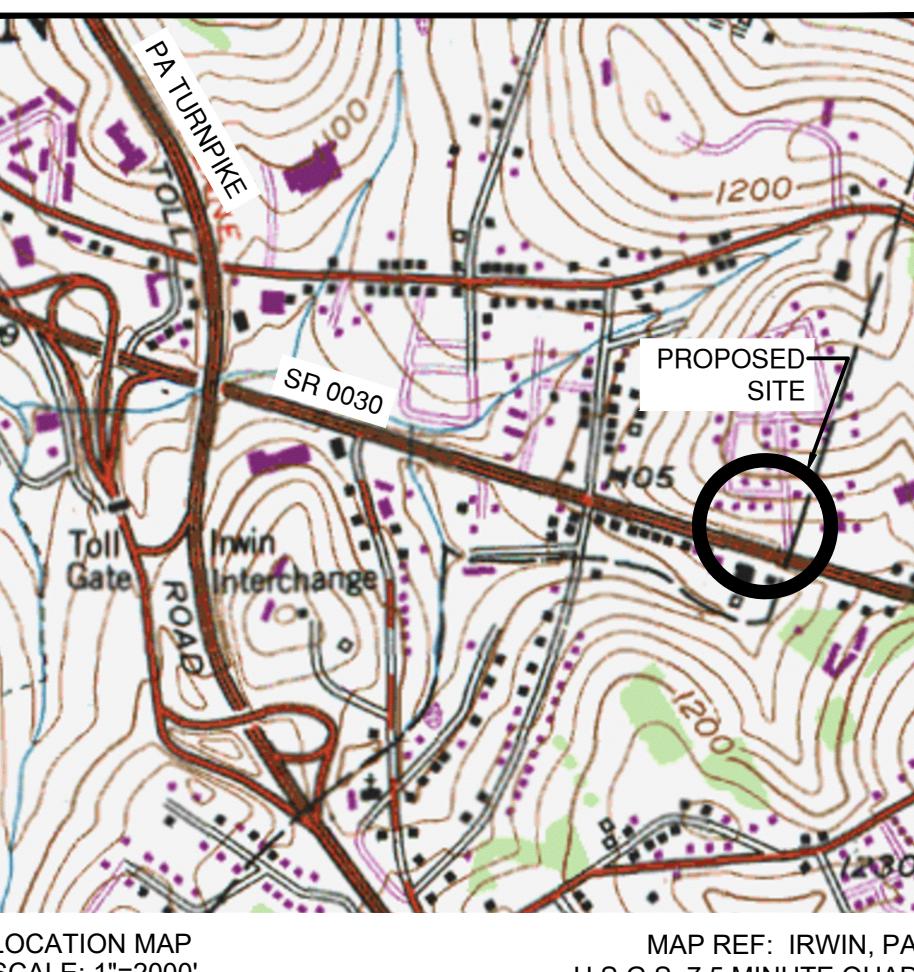
The impervious area of the site is not changing; therefore, the stormwater management plan will not be affected. Two other minor details are the relocation of parking space #1 from the eastern side of the building to the far southwestern corner of the parking lot. The other minor item is the removal of a small retaining wall on the northeast corner of the site. Everything else will stay consistent with the last approval.

This project has changed many times over the last two years. I've asked the applicant and his engineer to attend the Work Session to answer any questions the Board may have regarding these changes. These requests were reviewed by the Township's consulting engineer and were deemed acceptable per Township ordinances. I just wanted to memorialize these changes so that all parties are on the same page moving forward through construction.

Attachment



SITE ZONING DISTRICT - COMMERCIAL (C-1)		
DESCRIPTION	REQUIRED	PROVIDED
MIN FRONT YARD SETBACK (FROM STREET RIGHT-OF-WAY)	50 FT	55.7' AND 64.7'
MIN REAR YARD SETBACK	0. TWO FRONT YARDS BOUND THE SITE	N/A
MIN SIDE YARD SETBACK	C-1 ADJACENT TO C-1 = 0'	4.40'
MAX. BLDG. COVERAGE	50%	19.9% (BASED ON 9,362 sf 1st FLOOR FOOTPRINT)
BUILDING HEIGHT MAX.	8-STORY	2-STORY
PLANTING CRITERIA: PLANTING REQUIREMENTS: HIGH LEVEL=TREES 6' MIN HEIGHT AT PLANTING, 2" CALIPER LOW LEVEL=PLANTINGS GREATER THAN 2' AND LESS THAN 6' AT PLANTING	<ul style="list-style-type: none"> 10% OF TOTAL SITE AREA (DISTURBED) 57,063 sf X 0.10= 5,706 sf 5% OF TOTAL PAVED AREA OF PARKING LOT 22,810 sf X 0.05= 1,140 sf TOTAL REQUIRED PLANTING AREA=6,846 sf HIGH LEVEL PLANTING $\frac{1}{1000}$ SF OF TOTAL= 7 LOW LEVEL PLANTING $\frac{1}{200}$ SF OF TOTAL= 35 	SITE GREEN SPACE=14,243 SF (GRASS, MEADOW, LANDSCAPED AREA WITHIN PROPERTY). PROVIDED SITE GREEN SPACE IS 2.1 TIMES THE REQUIRED PLANTING AREA. 7 40
PARKING	(1) SPACE / 2 EMPLOYEES PLUS (4) SPACES PER DOCTOR. ANTICIPATED 5 DOCTORS (20 SPACES) + 15 SUPPORT STAFF (8 SPACES) + 5 ADMIN. STAFF (5 SPACES) = 33 SPACES TOTAL	46
ACCESSIBLE PARKING	TOTAL NUMBER OF PARKING SPACES BETWEEN 26-50 SPACES REQUIRES 2 HCP SPACES (1 VAN, AND 2 REGULAR)	



LINEAR FEET				LINEAR FEET			
SITES		SITES		SITES		SITES	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	1700 ANMOORE ROAD	2	BRIDGEPORT, WV 26330	3	WWW.ASCENTCONSULTINGENGINEERS.COM	4	4
5	PROJECT NUMBER: 3504			6	APPROVED BY: JAP		
7	DRAWING SCALE: AS SHOWN			8	CHECKED BY: JAP		
9	DATE: 11-28-23			10	DRAWN BY: GRS		
LINCOLN CORNER PLAZA II NORTH HUNTINGDON TOWNSHIP WESTMORELAND CO., PA							
SITE PLAN							
4							