

**BOROUGH OF JEFFERSON HILLS
REGULAR MEETING OF THE PLANNING COMMISSION**

MINUTES OF AUGUST 28, 2017

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, August 28, 2017. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. Following the Pledge of Allegiance, roll call was taken.

PRESENT:

Seven members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Appelt, Daily, Donohue, Hynes, Montgomery and Reckard.

ABSENT:

None

ALSO IN ATTENDANCE:

William Shimko, Solicitor
Mike Glister, Gateway Engineers
John Trant, Planning Consultant

CITIZENS/TAXPAYERS COMMENTS:

- A. The Planning Commission opened the floor for comments on Pollution Reduction Plan Report for Fallen Timber Run, a part of the Monongahela River Watershed. No citizens commented.

MINUTES APPROVED:

- A. On a motion by Mr. Reckard seconded by Mr. Donohue, minutes of July 24, 2017 Planning Commission meeting were approved and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for the Zoning Hearing Board Appeal No. ZN-6-2017, to be held on Wednesday, July 19, 2017, at 7:00 p.m., regarding a request by Dennis R. & Janet M. Kunkel, 1555 Gilmore Drive, Jefferson Hills, PA 15025, lot & block 880-K-100, requesting a variance to Zoning Ordinance 712, Section 202.2.f - Side Yard Setbacks of ten (10) feet are required. The appellants wish to build a 24'x28' detached garage a distance of four (4) feet from the side property line, due to the location of easements on the property, when the required side yard setback is a minimum of ten (10) feet for single family structures and their accessory structures. The property is zoned R-2, Low Density Residential District. **Appeal was granted.**

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Daily and carried unanimously, preliminary and final approval was recommended to Council, subject to the review comments from Gateway Engineers dated, August, 24, 2017 being addressed by August 30, 2017, for a land development known as SP-1-2017 - Jefferson Hills Dollar General Store – 1517 State Route 51, lot & block 766-R-380, owned by PTV 1011, LLC (agreement to own), located at 1517 State Route 51, to construct a second Jefferson Hills Dollar General Store including the construction of a 7,225 sq. ft. retail store, an access road from PA-51, parking areas, drive aisles and other associated site improvements.

On a motion by Mr. Appelt, seconded by Mr. Reckard and carried unanimously, recommendation was made to Council to approve the Modification request to allow the top and bottom edge of all cut or fill slopes to be less than five feet (5') from the adjacent property lines or street right-of-way lines in order to permit the normal rounding of the edge without encroaching on the abutting property or street.

NEW BUSINESS:

- A. On a Motion by Mr. Daily, seconded by Mr. Appelt and carried unanimously, final recommendation to Council for a subdivision known as S-4-2017 – Betler Plan of Lots, 1506 Gill Hall Road, lot & block 1006-G-265, owned by Albert & Tracy Betler, Jr. to subdivide property into 6 new lots plus 1 lot that will be additional acreage to an existing lot – lot 1 will be added as additional acreage to Albert and Tracy Betler’s existing lot was tabled until the September Planning Commission meeting to allow our engineers to meet with their engineer to come to an agreement on the slope.

REPORTS:

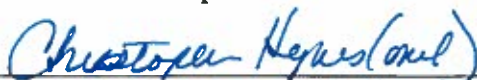
- A. Environmental Advisory Council - Mr. Donohue reported that the Council did not meet this month.

GENERAL BUSINESS:

- A. Mr. Trant advised that the ordinance committee met prior to Planning Commission meeting and that they reviewed the updated proposed zoning map is nearing completion and starting to work on the uses in the individual districts.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Reckard at 7:56 p.m.



Christopher Hynes, Secretary