

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

MINUTES OF DECEMBER 17, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, December 17, 2018. 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:

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

ABSENT:

Messrs. Daily and Polick

ALSO IN ATTENDANCE:

William Shimko, Solicitor
John Trant, Planning Consultant
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineers

Mr. Montgomery stated to the public that the application for UPMC South would not be discussed as per the agenda until the issues with the Zoning Appeal have been resolved.

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of November 19, 2018 were approved on a motion by Mr. Donohue seconded by Mr. Reckard, and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 42-2018, Council approval of a preliminary land development known as SP-7-2018 – PTC New Logistics Warehouse Jefferson Hills, approved on December 10, 2018.
- B. Notice of a Public Hearing of the Zoning Hearing Board to be held on Thursday, January 10, 2019, at 7:00 p.m. for Reorganization.

- C. Notice of a Public Hearing of the Zoning Hearing Appeal No. ZN-14-2018, to be held on Thursday, January 17, 2019, at 7:00 p.m., regarding an appeal by a Group of 104 Jefferson Hills Residents, in care of Marcus and Shapira, LLP, 301 Grant Street, 35th Floor, Pittsburgh, PA 15219, appealing the Jefferson Hills Borough Zoning Officer's granting of a Zoning Permit to AUUE, Inc., with its principal offices located at 600 Grant Street, 60th Floor, Pittsburgh, PA 15219, and with a business name of UPMC, for the building of a Medical Center comprised of a Hospital, Medical Clinic, Medical Professional Offices and a Helipad as an Accessory Use, for property located at the corner of State Route 51 and Elliott Road, Jefferson Hills, PA 15025, Block and Lot Nos. 767-G-200; 767-D-375; 767-H-14; 660-L-67; and, 660-S-40. A portion of the property is zoned O-P, Office Park District and a portion of the property zoned R-1, Residential-Agricultural, with said Zoning Permit limited to the parcels and portions of parcels in the O-P, Office Park District pursuant to 712, Sections 701.1 thru 701.8 of the Jefferson Hills Borough Zoning Ordinance.
- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-15-2018, to be held on Thursday, January 10, 2019, regarding a request by AUUE, Inc. UPMC Corporate Construction & Real Estate, 600 Grant Street, Pittsburgh, PA 15219, owners of property located at Elliott Road & State Route 51, Jefferson Hills, PA 15025 requesting a variance to Zoning Ordinance 712, section 701.5 – Buffer Area, ordinance requires all property lines which adjoin residential zoning classification, must have a buffer area which is at least thirty (30) feet in depth as measured from the property line and which shall be comprised of two (2) rows of plantings creating a high level and low level screen, consisting of a mix of at least sixty-five percent (65%) evergreen and thirty-five percent (35%) deciduous plant materials. The low level screen shall be a minimum of three (3) feet in height at the time of planting and the high level screen shall be a minimum of six (6) feet in height at the time of planting. Plant materials shall be staggered in such a manner as to provide a minimum of sixty percent (60%) opaque visual barrier. The Appellants are requesting to be allowed to preserve the existing vegetation in lieu of the buffer area requirements of the Ordinance along residential boundaries where said existing vegetation is present and provides an adequate buffer.
- E. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-16-2018, to be held on Thursday, January 10, 2019, regarding a request by Allegheny Health Network – Jefferson Hospital, 565 Coal Valley Road, Jefferson Hills, PA 15025, owners of lot & blocks 660-G-93, 660-G-81 and 660-G-36, requesting the following variances for an Off-Premises Directional Pole Sign: a variance to Zoning Ordinance 712, Section 901.5.e. – Off Premises Directional Signs in Commercial and Industrial Districts, maximum size of Off-Premises Direction Sign shall not exceed six (6) square feet; applicant is requesting to construct a 16'x8' temporary free standing pole sign which would be 128 square feet. The property is zoned C-1, Commercial District.
- F. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-17-2018, to be held on Thursday, January 24, 2019, regarding a request by Timothy and Ann Murphy, Environmentally Sound Enterprises, LLC, 245 Summerlawn Drive Sewickley, PA 15143, requesting a variance for their properties located lot 301, 310 and 311, Washington Square Phase 3, lot and blocks 769-S-141, 884-D-123 and 884-D-121. The properties are zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 202.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of ten (10') feet, rather than the minimum 35' setback required.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. Item A was moved to the end of new business.
- B. On a motion by Mr. Hynes, seconded by Mr. Alvi and carried unanimously, preliminary and final approval was granted for a subdivision known as S-8-2018 – Belle Properties Subdivision, located at 1017 Scotia Hollow Road, lot and block 1003-K-191, owned by Belle Property Solutions LLC. **(End of 90-day review period is October 22, 2018, Applicant extended to January 20, 2019)**
- C. On a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously, preliminary approval was recommended to Council subject to all outstanding engineering comments being addressed and a modification is requested and approved by Council for Section 607.B – Frontage – Peters Creek Road, right-of-way is within lands owned by Jefferson Borough per Deed Book Volume 4906, Page 166, which buffers between lands off Moscatello and Peters Creek Road Right-of-way. Access easements and descriptions have been prepared at the crossing points, for a subdivision known as S-9-2018 – Moscatiello Subdivision Plan, located at 5900 Peters Creek Road, lot and block 1006-M-20, owned by Franco and Antoinetta Moscatiello **(End of 90-day review period is October 22, 2018, Applicant extended to January 15, 2019)**

NEW BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Reckard and carried unanimously, final approval was recommended to Council for a land development known as SP-10-2018 – Marlow – Jefferson Hills, located at 3007 Old Clairton Road, lot and block 881-H-86, owned by Robert & Jessica Marlow. Property is zoned C-1. Applicant is proposing to construct a 2-story building and parking lot including associated grading, landscaping, stormwater controls and lighting. The intended use of the building is for a photography studio. **(End of 90-day review period is March 17, 2019)**
- B. On a motion by Mr. Hynes, seconded by Mr. Alvi and carried unanimously, for a final approval for a subdivision known as S-12-2018 – Hunters Field – Phase 6B, located on West Bruceton Road, lot and block 563-H-400, owned by Maronda Homes, Inc. Property is zoned R-2, was tabled until the January 2019 Planning Commission meeting. **(End of 90-day review period is March 17, 2019)**
- C. This item was removed from the agenda

OLD BUSINESS CON'TD

- A. No action could be taken with Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, there would be no quorum, for a subdivision known as S-6-2018 - Pinecrest Estates – Phase I, located at Redcliffe Drive & Majestic Lane, lot and blocks 881-A-250 and 882-H-28, owned by Steven and Andrea Richard. Property is zoned R-1. Applicants are proposing to develop a 32-lot residential development. **(End of 90-day review period is August 19, 2018, Applicant extended to February 12, 2019)**

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated they did not have a meeting this month.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Hynes at 8:13 p.m.



Christopher Hynes, Secretary