

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

**MINUTES OF JANUARY 22, 2018**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, January 22, 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:**

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

**ABSENT:**

Mr. Appelt

**ALSO IN ATTENDANCE:**

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

**REORGANIZATION MEETING:**

Mr. Montgomery asked for nominations for Chairman. Mr. Donohue nominated Mr. Montgomery, seconded by Mr. Alvi and carried unanimously. Mr. Montgomery accepted the nomination.

Mr. Montgomery asked for nominations for Vice-Chairman. Mr. Montgomery nominated Mr. Reckard, seconded by Mr. Daily and carried unanimously. Mr. Reckard accepted the nomination.

Mr. Montgomery asked for nominations for Secretary. Mr. Reckard nominated Mr. Hynes seconded by Mr. Montgomery and carried unanimously. Mr. Hynes accepted the nomination.

**CITIZENS/TAXPAYERS COMMENTS:**

- A. Mr. George A. Moresea Jr., 1203 Walton Road, Jefferson Hills, PA 15025 spoke on his opposition regarding the coke breeze drying plant special exception application to the Zoning Hearing Board.
- B. Mr. Max Stanton, 1348 Walton Road, Jefferson Hills, PA 15025 spoke on his opposition regarding the coke breeze drying plant special exception application to the Zoning Hearing Board.

- C. Ms. Sue Mackulin, 1376 Third Street, Jefferson Hills, PA 15025 spoke on her opposition regarding the coke breeze drying plant special exception application to the Zoning Hearing Board.

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of December 18, 2017, were approved on a motion by Mr. Donohue seconded by Mr. Daily, and carried unanimously.

**COMMUNICATIONS:**

- A. Notice of a Public Hearing of the Zoning Hearing Board to be held on Thursday, January 25, 2018, at 7:00 p.m. for Reorganization.
- B. Notice of a Public Hearing of the Zoning Hearing Appeal No. ZN-1-2018, to be held on Thursday, January 25, 2018, at 7:00 p.m., regarding a request by RiverLift Properties, LLC, 1000 Madison Avenue, Jefferson Hills, PA 15025, representatives of Guardian Real Estate Holdings, LLC, owners of property located at 1000 Glasshouse Road, Jefferson Hills, PA 15025 are requesting a Use By Special Exception pursuant to Zoning Ordinance 712, section 502.1(c)1(b) for a comparable use to the principal uses listed under section 502.1(a)1(b). The property is zoned I-2, Heavy Industrial District. The appellant is requesting to be allowed to use the parcel for a rail/truck terminal and metallurgical coke dryer and truck out-loading system. The proposed use as metallurgical coke dryer is not a specific use listed under section 502.1(a)1(b), and appellant is requesting this use as a comparable use by special exception under the Zoning Ordinance section 502.1(c)1(b).
- C. Notice of a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-2-2018, to be held on Thursday, February 15, 2018, at 7:00 p.m., regarding a request by Lawrence A. & Carol A. Froehlich, 2413 Bonnie Dell Drive, South Park, PA 15129, owners of 3349 Woodwind Drive, lot & block 662-D-127, requesting a variance to Zoning Ordinance 712, Section 202.2.f - Side Yard Setbacks. The appellants wish to build a new house with a distance of eight (8') feet from both side yard property lines. The required side yard setback is a minimum of ten (10') feet for single family structures. The property is zoned R-2, Low Density Residential District.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

**OLD BUSINESS:**

- A. On a motion by Mr. Donohue, seconded by Mr. Daily and carried unanimously, preliminary approval for a preliminary subdivision known as PS-2-2017 – Hunters Preserve Plan of Lots (formerly Hunters Field Phases 7-8), lot and block 563-H-410, located on West Bruceton Road, owned by Maronda Homes, Inc., to revise the master plan for area of Hunters Field Plan of Lots lying west of West Bruceton reducing approved lots from 108 to 81 to minimize impact to natural features and high pressure gas line on site, was tabled until the February Planning Commission meeting.
- B. On a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously, preliminary and final approval was granted for a consolidation plan known as S-6-2017 – Coury lot Consolidation Plan, lot and blocks 560-K-69 & 560-K-71, located on Andrew Drive, owned by Richard & Devin Coury, to combine the lots to build a house, property is zoned R-2.
- C. On a motion by Mr. Donohue, seconded by Mr. Daily and carried unanimously, preliminary and final approval was granted for a minor subdivision known as S-7-2017 –

1<sup>st</sup> Amendment to the Redcliffe Development Plan, lot and blocks 882-H-43, 882-H-21 & 882-H-21-1, located at 119 Redcliffe Drive & 1504 Majestic Lane, owned by Robert S. & Tracey L. Foust & Brian A. & Kristen M. Maxwell, Mr. & Mrs. Foust wish to purchase a portion of the property directly behind them, owned by Mr. & Mrs. Maxwell, property is zoned R-1.

- D. On a motion by Mr. Donohue, seconded by Mr. Reckard and carried unanimously, preliminary and final approval was granted for a consolidation plan known as S-8-2017 – Marlow Consolidation Plan, lot and blocks 881-H-83 & 881-H-86, located at 3007 Old Clairton Road, owned by Robert & Jessica Marlow, to combine the lots to build a commercial building, property is zoned C-1.

**NEW BUSINESS:**

- A. On a motion by Mr. Reckard, seconded by Mr. Donohue and carried unanimously, recommendation for approval was made to the Zoning Hearing Board, subject to applicant meeting all applicable items in Section 904 and any other applicable sections of the Zoning Ordinance, for a Zoning Hearing application known as ZN-1-2018, for RiverLift Properties, LLC, 1000 Madison Avenue, Jefferson Hills, PA 15025, representatives of Guardian Real Estate Holdings, LLC, owners of property located at 1000 Glasshouse Road, Jefferson Hills, PA 15025 are requesting a Use By Special Exception pursuant to Zoning Ordinance 712, section 502.1(c)1(b) for a comparable use to the principal uses listed under section 502.1(a)1(b). The property is zoned I-2, Heavy Industrial District. The appellant is requesting to be allowed to use the parcel for a rail/truck terminal and metallurgical coke dryer and truck out-loading system. The proposed use as metallurgical coke dryer is not a specific use listed under section 502.1(a)1(b), and appellant is requesting this use as a comparable use by special exception under the Zoning Ordinance section 502.1(c)1(b).

**REPORTS:**

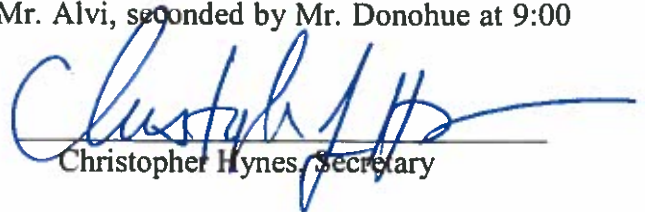
- A. Environmental Advisory Council - Mr. Donohue stated they did not have a meeting.

**GENERAL BUSINESS:**

- A. Mr. Trant went over the changes to the revised draft proposed Zoning Map.

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Donohue at 9:00 p.m.

  
Christopher Hynes, Secretary