

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

MINUTES OF JULY 23, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, July 23, 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:

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

ABSENT:

None

ALSO IN ATTENDANCE:

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

CITIZENS/TAXPAYERS COMMENTS:

- A. Christine Grgurich – 101 Pearson Road – Spoke in regards to her opposition of a potential UPMC hospital in the Borough.
- B. Mary Richard – 602 Old Clairton Road – Spoke in regards to her opposition of a potential UPMC hospital in the Borough.

MINUTES APPROVED:

- A. The minutes of the meeting of June 25, 2018, were approved on a motion by Mr. Alvi seconded by Mr. Reckard, and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 20-2018, Council approval of a final subdivision known as S-4-2018 – Hunters Preserve Plan No. 1, approved on July 9, 2018.
- B. Notice of a Public Hearing of the Zoning Hearing Appeal No ZN-8-2018, to be held on Thursday, August 2, 2018, at 7:00 p.m., regarding a request by Robert & Jessica Marlow for a variance for their property located at 3007 Old Clairton Road, lot and block 881-H-83. The property is zoned C-1, Highway Commercial District. The appellants are

requesting a variance to Zoning Ordinance 712, Section 401.2.a – Area and Bulk Regulations, Lot Size with a minimum allowance of 21,780 sq. ft. to allow them to have a minimum of 20,835 sq. ft.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Reckard, seconded by Mr. Hynes and carried with a 6-0-1 roll call vote with Messrs. Daily, Donohue, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, final approval for a subdivision known as S-6-2018 - Pinecrest Estates – Phase I, was tabled until the August Planning Commission meeting at the applicant’s request, 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 gave a 90-day extension to Council until October 23, 2018)**
- B. On a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously, preliminary approval for a land development known as SP-3-2018 - Marlow – Jefferson Hills, was tabled until the August Planning Commission meeting until a zoning hearing recommendation is made in regards to the lot size requirement, 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 September 23, 2018)**
- C. Presentation regarding the residents-proposed Office Park Zoning District Zoning Ordinance amendment was presented by Jonathon Marcus and Daniel Stuart, Attorneys for Marcus & Shapira, LLP. They presented two speakers, Joseph Mistick, J.D., Associate Professor of Law, Duquesne University and Jason Theadore, Vice President of Ambulatory Services & Business Development for Mercy Health in the Toledo region.

NEW BUSINESS:

- A. On a motion by Mr. Daily, seconded by Mr. Reckard and carried unanimously, preliminary approval for a subdivision known as S-7-2018 – Jefferson of Monticello Inc. Plan of Lots Second Amendment, located at 111 Old Clairton Road, lot and blocks 562-L-350 and 661-D-400, owned by Jefferson of Monticello Inc. was tabled until the August Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**
- B. On a motion by Mr. Alvi, seconded by Mr. Daily and carried unanimously, preliminary and final approval 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, was tabled until the August Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**
- C. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously, preliminary approval 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, was tabled until the August Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**

- D. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously, final approval for a subdivision known as S-10-2018 – Chamberlin Ridge Plan of Lots – Phase 4, located at Chestnut Ridge Drive & Laurel Ridge Drive, lot and block 768-D-1, owned by MB2K Development, Inc., was tabled until the August Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**
- E. On a motion by Mr. Polick, seconded by Mr. Donohue and carried unanimously, preliminary approval for a land development known as SP-4-2018 – Riverlift Industries Truck Terminal & Coke Dryer Facility, located at 1000 Glasshouse Road, lot and block 1420-E-40-1, owned by Guardian Real Estate Holdings, LLC, was tabled until the August Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**
- F. On a motion by Mr. Daily, seconded by Mr. Donohue and carried unanimously, preliminary approval for a land development known as SP-5-2018 – William J., Robert G., & Lillian Kozel Proposed Storage Garage Development, located at 1456 State Route 51, lot and block 766-K-85, owned by William J., Robert G. and Lillian Kozel, was tabled until the August Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**

REPORTS:

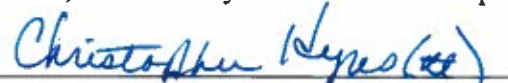
- A. Environmental Advisory Council - Mr. Donohue stated the EAC will be scheduling a walking tour with the landowners of Beams Run Valley and will let the Planning Commission know the date and time for those that wish to attend. Mr. Donohue also stated that the EAC presented Beams Run valley progress to Borough Council at Council's June meeting and told John Trant the EAC would like to see the valley as a greenway.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Hines at 9:45 p.m.



Christopher Hynes, Secretary