

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

MINUTES OF SEPTEMBER 25, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Tuesday, September 25, 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, Hynes, Montgomery, Polick and Reckard.

ABSENT:

Mr. Donohue

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

- A. Melissa Sovak – 517 Old Clairton Road – Spoke in regard to her opposition of a potential UPMC hospital in the Borough.
- B. Triscia McCann – 427 Elliott Road – Spoke in regard to her opposition of a potential UPMC hospital in the Borough.
- C. Christine Grgurich – 101 Pearson Road – Spoke in regard to her opposition of a potential UPMC hospital in the Borough.

MINUTES APPROVED:

- A. The minutes of the regular meeting of August 27, 2018 were approved on a motion by Mr. Reckard seconded by Mr. Alvi, and carried unanimously, with the correction of Ms. Balas and Mr. Reckard's names.
- B. The minutes of the special meeting of September 11, 2018 were approved on a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for a Public Hearing of the Zoning Hearing Appeal No ZN-9-2018, to be held on Wednesday, August 29, 2018 at 7:30 p.m., regarding a request by Michael A. Edwards asking for a variance for his property at 2024 School Street, Jefferson Hills, PA 15025, lot and block 1273-B-198. The property is zoned R-3, Medium Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.11 – Detached Garages and Accessory Storage Sheds, maximum allowable size for a structure or garage is 750 sq. ft. and the appellant wishes to construct a 30'x30'x15' detached garage that is 900 sq. ft. **VARIANCE WAS GRANTED**
- B. Facts and Conclusions for a Public Hearing of the Zoning Hearing Appeal No ZN-10-2018, to be held on Wednesday, August 29, 2018 at 7:00 p.m., regarding a request by Andrew & Tracy Fedoris, 318 Hunters Field Circle, lot & block 563-S-114, asking for a variance to Zoning Ordinance 712, Section 202.2.h – Special Yard Requirements. The appellants wish to build a shed with a distance of one (1') foot on one corner and eight (8') feet from the other corner, away from the house. The required side yard setback is a minimum of ten (10') feet from the principle structure. The property is zoned R-2, Low Density Residential District. **VARIANCE WAS GRANTED**
- C. Facts and Conclusions for a Public Hearing of the Zoning Hearing Appeal No ZN-11-2018, to be held on Wednesday, August 29, 2018 at 8:00 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 asking for a variance to Zoning Ordinance 712, section 905.2 – Storage and therein referenced Ordinance 902.9.e – Fences in Commercial and Industrial Districts (screening Fences). The property is zoned I-2, Heavy Industrial District. The appellant is requesting the variance to be allowed to use the existing fence that is not less than 10% see-through along with the existing vegetation surrounding the property in lieu of installing a 6-ft to 8-ft high screening fence to enclose materials stored outside. **VARIANCE WAS GRANTED**
- D. Facts and Conclusions for a Public Hearing of the Zoning Hearing Appeal No ZN-12-2018, to be held on Wednesday, August 29, 2018 at 8:30 p.m., regarding a request by Pennsylvania Turnpike Commission, 2200 North Center Avenue, New Stanton, PA 15672, owners of property located at 1770 Gill Hall Road, Finleyville, PA 15332 requesting a Use By Special Exception pursuant to 712, section 201.1.c.(1)(a) Essential Services and Public Service Corporation Facilities, for offices, warehouse and outside storage yard, with the outdoor storage yard use subject to the Appellant obtaining a variance under section 1004.9(1) at Appeal No. ZN-13-2018. The property is zoned R-1, Residential Agricultural District. The appellant is requesting these facilities for storage of materials and equipment for general maintenance and repair to their existing facilities. **VARIANCE WAS GRANTED**
- E. Facts and Conclusions for a Public Hearing of the Zoning Hearing Appeal No ZN-13-2018, to be held on Wednesday, August 29, 2018 at 9:00 p.m., regarding a request by Pennsylvania Turnpike Commission, 2200 North Center Avenue, New Stanton, PA 15672, owners of property located at 1770 Gill Hall Road, Finleyville, PA 15332 requesting a variance pursuant to Zoning Ordinance 712, section 1004.9.(1) Essential Services and Public Service Corporation Facilities, outside storage. The property is zoned R-1, Residential Agricultural District. The appellant is requesting to be allowed to have a 50'x50' outdoor storage yard to store materials needed for general maintenance and repair to their existing facilities. **VARIANCE WAS GRANTED**
- G. Letter dated September 12, 2018, to David Montgomery, Planning Commission Chairman, from Charles Bennett, regarding a Landowner Curative Amendment.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Daily, seconded by Mr. Polick and carried with a 5-0-1 roll call vote with Messrs. Daily, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, final Approval was not recommended because of failure to revise Plan consistent with Borough Engineer's comment letter dated July 18, 2018, resulting in noncompliance with applicable Borough Ordinances cited therein, 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 gave a 90-day extension to Council until October 23, 2018)**

Mr. Alvi left at 7:44 and did not return

- B. On a motion by Mr. Daily, seconded by Mr. Reckard and carried unanimously, preliminary approval for a land development known as SP-3-2018 - Marlow – Jefferson Hills, was tabled until the October Planning Commission meeting, 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)(Applicant gave a 90-day extension to Council until December 23, 2018)**
- C. On a motion by Mr. Hynes, 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 October 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, preliminary approval was not recommended to Council because of failure to revise Plan consistent with Borough Engineer's comment letter dated August 22, 2018, resulting in noncompliance with applicable Borough Ordinances cited therein, 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)**
- E. On a motion by Mr. Hynes, seconded by Mr. Reckard and carried unanimously, final approval was recommended to Council subject to a grading permit being submitted for Parcel A prior to the Developers Agreement being signed, 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. **(End of 90-day review period is October 22, 2018)**
- F. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously, preliminary and final approval was recommended to Council 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. **(End of 90-day review period is October 22, 2018)**

NEW BUSINESS:

- A. On a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously, final approval was recommended to Council for a subdivision known as S-11-2018 – 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. Property is zoned R-2 and R-3. Applicant wishes to subdivide the property into 5 lots with the addition of a permanent cul-de-sac to be added at the end of the existing Oakwood Drive public Road. (End of 90-day review period is November 26, 2018)
- B. Planning Commission made no comments regarding a Landowner Curative Amendment filed on behalf of Carol Ann Bucar, lot and blocks 883-H-45 and 1006-M-210, Waterman Road, in regards to the Oil and Gas Overlay District in the Oil and Gas Ordinance.

REPORTS:

- A. Environmental Advisory Council - Mr. Montgomery read a report from Mr. Donohue stating the EAC had a meeting with Dr. Ghilani, School superintendent, of the West Jefferson Hills School District to discuss plans for Beams Run trail and the adjacent land owners on September 27th. The Council believes it could be an interesting project for the school district as they are very involved in promoting the district environmental focus. Also in attendance, Mr. Giger, Science Coordinator, Ryan Snodgrass, Director of Facilities, Tim Shuman, Peters Creek Water Shed Association. Tim Shuman walked the proposed trail and made a digital map of the trail to give to Gateway Engineers to get the proposed greenway on the zoning map as a CD District.

GENERAL BUSINESS:

- A. Mr. Trant discussed the draft Zoning Map and Ordinance adoption schedule.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Daily at 9:08 p.m.



Christopher Hynes, Secretary