

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

**MINUTES OF March 23, 2021**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on March 23, 2021. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Borough Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. Following the Pledge of Allegiance, roll call was taken.

**PRESENT:**

Eight members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Dean, Hynes, Montgomery Polick, Reckard, Ripley and Ruscitto.

**ABSENT:** Mr. Donohue

**ALSO IN ATTENDANCE:**

Kerry Fraas, Solicitor  
Mike Glister, Borough Engineer  
John Stinner, Borough Manager

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

John A Macus of 1015 First Street – was here to represent the residents of the Wall Plan area to speak of their concerns regarding the construction of a solar farm at 195 Wall Road.

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of February 23, 2021 were approved on a motion by Mr. Mr. Dean seconded by Mr. Polick and carried unanimously.

**COMMUNICATIONS:**

- A. Facts and Conclusions for Zoning Hearing Board Appeal No ZN-2-2021 that was held on March 3, 2021 at 7:30PM, regarding a request by Brian Jesionowski, 358 Greene Drive, Jefferson Hills PA 15025, requesting a variance for his property, lot and block 769-R-52. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.9.c – Fences on Single Family Lots (Other than Swimming Pool Enclosures). The ordinance states that fences, which are at least fifty percent (50%) see-through, and which are not in excess of four (4) feet in height may be constructed in the rear and side yards if located at least one (1) foot off the property line. Appellant is requesting variances for a 54-inch (54”) fence in height, without a pool or hot tub, to be constructed in the rear yard and side yard of the

property at least one (1) foot off of the property lines, and also to be constructed in the front yard of a corner lot along the Hindman Drive, twelve (12) feet from the right-of-way of Hindman Drive. **VARIANCE WAS GRANTED**

- B. Notice of Public Hearing for the Zoning Hearing Board Appeal No ZN-1-2021 that will be held on March 31, 2021 at 7:30 pm, regarding a request by Perks Solar Energy, LLC, 3716 Liberty Way, McKeesport PA 15133, owners of property located at 195 Wall Road, Jefferson Hills, PA 15025, Block and Lot 658-M-50, are requesting a Use by Special Exception pursuant to the requirements of Zoning Ordinance 712, section 502.1(c)1(b) and section 202.1(c)1(a). The property is zoned partially in the I-2 Heavy Industrial District and partially zoned in the R-2, Low Density Residential District. The appellant is requesting to construct a 3 MW solar array on approximately nine acres of land which is located in both the I-2 and R-2 zoning districts. Appellant is requesting a Use by Special Exception for approval to build the solar array which would be subject to the requirements set forth in Section 502.1(c)1(b) Comparable Uses Not Specifically Listed for the I-2 District and in Section 202.1(c)1(a) Essential Services and Public Service Corporation Facilities for the R-2 District.
- C. Notice of Public Hearing for the Zoning Hearing Board Appeal No ZN-3-2021 that will be held on March 31, 2021 at 7:00 pm, regarding a request by Grady Luzier, 216 Shellbark Street, Jefferson Hills PA 15025, is requesting a variance for their property, lot and block 881-C-190. The property is zoned R-4, High Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 204.2.e – Area and Bulk Regulations, Front Yard Size with a minimum allowance of 35 ft. to allow them to have a minimum of 10 ft. to construct a single-family dwelling.

Mr. Hynes read a letter that was presented to the Zoning Hearing Board and Planning Commission regarding zoning hearing ZN-1-2021. The letter stated the concerns of the residents from the Wall Plan area relating to the construction of a solar array at 195 Wall Road.

#### **PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

#### **OLD BUSINESS:**

- A. On a motion by Mr. Alvi, seconded by Mr. Dean approval was recommended to the Zoning Hearing Board for Zoning Hearing ZN-1-2021, to be held on March 31, 2021, regarding a request by Richard Perkoski & Perks Solar Energy, LLC, 195 Wall Road, Jefferson Hills, PA 15025, Block and Lot 658-M-50, requesting a Use by Special Exception pursuant to the requirements of Zoning Ordinance 712, section 502.1(c)1(b) and section 202.1(c)1(a). The property is zoned partially in the I-2 Heavy Industrial District and partially zoned in the R-2, Low Density Residential District. The appellant is requesting to construct a 3 MW solar array on approximately nine acres of land which is located in both the I-2 and R-2 zoning districts. Appellant is requesting a Use by Special Exception for approval to build the solar array which would be subject to the requirements set forth in Section 502.1(c)1(b) Comparable Uses Not Specifically Listed for the I-2 District and in Section 202.1(c)1(a) Essential Services and Public Service Corporation Facilities for the R-2 District.
- B. The committee did not meet to discuss the 2018 International Property Maintenance Code.

**NEW BUSINESS:**

- A. On a motion by Mr. Polick, seconded by Mr. Alvi and carried unanimously, recommendation to Council for a preliminary and final subdivision known as S-2-2021 – Krizbai Plan of Lots, located at 326 Old Clairton Road, lot and block 661-M-40, owned by Adam Krizbai was tabled until the April Planning Commission meeting. **(End of the 90-Day Review Period is June 21, 2021)**

**REPORTS:**

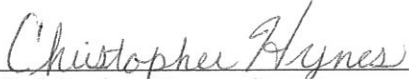
- A. Environmental Advisory Council – None

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mrs. Ruscitto at 8:46 p.m.

  
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Christopher Hynes, Secretary *CH*

