

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

MINUTES OF APRIL 22, 2019

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, April 22, 2019. 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 (arrived at 7:19 – see below), Daily (arrived at 7:05 – see below), Donohue, Hynes, Montgomery Polick and Reckard.

ABSENT:

None

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

- A. Lisa Graves Marcucci-370 Tomona Drive, Pleasant Hills - Spoke regarding proposed gas and oil ordinance and zoning map highlighting changes she feels should be made to the ordinance.

Mr. Daily arrived at 7:05

Mr. Alvi arrived at 7:19

- B. Nicole Ruscitto – 1524 High Road – Spoke regarding her concerns regarding the proposed gas and oil ordinance.

MINUTES APPROVED:

- A. The minutes of the regular meeting of March 25, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Polick and carried unanimously with the correction to Old Business A, Modification #6 Section 22-305.1.A – After a preliminary application has

been approved by Borough Council, the developer may proceed by filing either of the following types of applications: (1) A final application, including final plat approval, together with surety to guarantee proper installation of required improvements in the plan; (2) A final application without final plat approval, whereupon required improvements are installed prior to a request for final plat approval for recording.

COMMUNICATIONS:

- A. Resolution No. 10-2019, Council approval of a preliminary subdivision known as SP-1-2019 – Gill Hall Elementary Land Development Design, approved on April 8, 2019.
- B. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-7-2019, to be held on May 2, 2019 at 7:00 p.m., regarding a request by Bryan & Sarah Englert, 431 Labrador Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 662-C-90. The property is 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 27’ feet, rather than the minimum 35’ setback required to build a covered 10’x16’ front porch onto the existing home.
- C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-8-2019, to be held on May 2, 2019 at 7:30 p.m., regarding a request by David G. & Sharon L. RoJohn, 101 Roberts Drive, Jefferson Hills, PA 15025, requesting two variances for their property, lot and block 560-R-27. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.c – Applicants are requesting to construct a 4’ fence in the front yard of a corner lot for a fence that is at least fifty percent (50%) see-through and which is not in excess of four (4) feet in height which ordinance requires that such fences only be located in the rear and side yards; and, Section 202.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of 1’ foot, rather than the minimum 35’ setback required to construct a 4’ black chain link fence that is meant to enclose.
- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-9-2019, to be held on May 2, 2019 at 8:00 p.m., regarding a request by Eastman Chemical Resins Plant, 2200 State Route 837, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 1273-D-243. The property is zoned I-2, Heavy Industrial District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 502.1 – Elevation and Flood Proofing Requirements, and further subject to the building requirements of Section 502.1.B for a nonresidential structure if such a variance is granted. Applicants wish to construct a new Control Room within the floodplain Zone AE.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. SP-9-2018 – UPMC South, located at Elliott Road and State Route 51, lot and blocks 660-S-40, 767-D-375, 767-G-200, 767-H-14 and 660-L-67, owned by AUUE, Inc. Property is zoned O-P, C-1 and R-1. Applicant is proposing a 63-bed hospital with ambulatory and inpatient care, including emergency care, surgical services and the latest diagnostic imaging technology. Loop drive, visitor parking lot, emergency department parking lot, staff parking lot & service parking lots. **NO OFFICIAL DELIBERATION OR ACTION OCCURED DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED MPC STAY.**

NEW BUSINESS:

- A. On a motion by Mr. Daily, seconded by Mr. Reckard 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-3-2019 – 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, was tabled until the May Planning Commission meeting. **(End of 90-day review period is July 21, 2018)**
- B. On a motion by Mr. Polick, seconded by Mr. Daily 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 his employer being involved as an engineer for the project preliminary approval for a land development known as SP-2-2019 – Eastman Chemical New Control Room Land Development, located at 2200 State Route 837, lot and block 1273-D-243, owned by Eastman Chemical Resins, Inc., was tabled until the May Planning Commission meeting. **(End of 90-day review period is July 21, 2018)**
- C. A motion by Mr. Polick, seconded by Mr. Donohue to table until the May Planning Commission making a recommendation to Borough Council on a modification request to Council for SP-2-2019 and SP-3-2019 – Eastman Chemical New Control Room Land Development, requesting a modification to the Subdivision and Land Development Ordinance, Section §22-304.1 to combine the preliminary and final approvals failed on a 0-6-1 roll call vote with Messrs. Daily, Donohue, Hynes, Montgomery, Polick and Reckard voting no and Mr. Alvi abstaining due to his employer being involved as an engineer for the project. A motion by Mr. Daily, seconded by Mr. Polick, the Planning Commission voted 6-0-1, with Mr. Alvi abstaining due to his employer being involved as an engineer for the project, to recommend to Borough Council not approving the requested modification.
- D. On a motion by Mr. Reckard, seconded by Mr. Polick 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 his employer being involved as an engineer for the project, final approval for a land development known as SP-3-2019 – Eastman Chemical New Control Room Land Development, located at 2200 State Route 837, lot and block 1273-D-243, owned by Eastman Chemical Resins, Inc., was tabled until the May Planning Commission meeting. **(End of 90-day review period is July 21, 2018)**
- E. On a motion by Mr. Polick, seconded by Mr. Hynes and carried unanimously, Final approval was recommended to Council, subject to the Conditional Use approval being granted and the approval being added to the plan, for a land development known as SP-4-2019 – Gill Hall Elementary Land Development Design, located at 829 Gill Hall Road, lot & block 768-K-100, owned by West Jefferson Hills School District. **(End of 90-day review period is July 21, 2018)**

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated the EAC met in early April and the topic was the proposed Beams Run trail. A couple of property owners that are opposed spoke and the EAC is listening to and reviewing their comments and concerns.

GENERAL BUSINESS:

- A. Mr. Trant discussed the comments made at the Special Planning Commission meetings on April 15th and 16th on the final draft zoning ordinance and zoning map. The Planning Commission decided to have the Ordinance Committee review the comments and the current draft Ordinance and Map.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously at 9:08 p.m.



Christopher Hynes, Secretary