

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

MINUTES OF October 26, 2021

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on October 26, 2021. 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, Dean, Donohue, Montgomery, Polick and Ruscitto.

ABSENT:

Mr. Hynes, Mr. Reckard and Mr. Ripley

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineer
John Stinner, Borough Manager

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

Bob Foust – 119 Redcliff Drive stated his concerns with Pinecrest Estates Plan No. 2 as it pertains to his driveway

MINUTES APPROVED:

- A. The minutes of the regular meeting of September 28, 2021 were approved on a motion by Mr. Dean seconded by Mr. Polick and carried unanimously.

COMMUNICATIONS:

- A. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-10-2021 that was held on October 12, 2021, at 7:00PM, regarding a request by Gary McGuiirk Jr., 104 Providence Drive, Jefferson Hills, PA 15025, lot and block 659-K-126. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.1.a.2.a, - Accessory Uses, Customary residential accessory uses including, but not limited to, private garages, sheds, shelters for domestic pets, fences, air conditioners, swimming pools and the like. The appellant wishes to build a basketball court on a vacant lot in which the basketball court would be an accessory use with no principal use on the lot. **VARIANCE WAS GRANTED**

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mrs. Ruscitto, seconded by Mr. Dean and carried with a 5-1-0 roll call vote with Messrs. Alvi, Dean, Montgomery, Polick and Ruscitto voting yes and Mr. Donohue voting no, approval for a recommendation to Council for a preliminary subdivision plan known as PS-5-2021 – Pleasant Grove, located at 104 Old Clairton Road, lot and blocks 562-P-55, owned by Scoobyx2, LLC was tabled until the November Planning Commission meeting. **(End of the 90-day review period is December 27, 2021)**

- B. On a motion by Mr. Donohue, seconded by Mr. Polick and carried with a 5-1-0 roll call vote with Messrs. Alvi, Dean, Donohue, Montgomery and Polick voting yes and Mrs. Ruscitto voting no, approval was recommended to Council for a final subdivision plan known as S-5-2020 – Pinecrest Estates Plan No. 2, located at Town Hall Ter, lot and block 881-A-250, owned by Majestic Lane Development, LLC. **(End of the 90-day review period is December 27, 2021)**

NEW BUSINESS:

- A. On a motion by Mrs. Ruscitto, seconded by Mr. Dean, and carried unanimously, approval was recommended to Council for a final approval for a subdivision known as SP-2-2021 – Chamberlin Ridge Plan of Lots – Phase 5, located at Chestnut Ridge Drive & Laurel Ridge Drive, lot and block 768-H-24 owned by MB2K Development, Inc. **(End of 90-day review period is January 25, 2022)**

REPORTS:

- A. Environmental Advisory Council – Thomas J. Donohue stated that I have nothing to report due to the meeting being held tomorrow night. However, we did have a meeting with U.S. Steel, their plant manager and environmental department. Those minutes will be posted on the Borough's website soon. U.S. Steel did invite us back for a vehicular tour of the plant.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Dean at 8:07p.m.



Keith Pollick, Acting Secretary