

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

MINUTES OF July 27, 2021

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on July 27, 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:

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

ABSENT: None

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of April 27, 2021, were approved on a motion by Mr. Dean seconded by Mr. Reckard and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 19-2021, Planning Commission approval of a preliminary and final lot consolidation known as S-3-2021, 7th Revision of the Castors' Farm Plan approved on April 27, 2021.
- B. Resolution No. 08-2021, Council approval of a final subdivision known as S-1-2021, Deer Hollow Plan Phase I approved on May 10, 2021.
- C. Resolution No. 20-2021, Council approval of a final subdivision known as S-2-2021, The Krizbai Plan of Lots approved on May 10, 2021.
- D. Notice of a public hearing to be held before the Council of the Borough of Jefferson Hills on Wednesday, August 4, 2021, at 6:00 p.m. in the Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025 to consider the application of Santi Brocato (CU-1-2021) for conditional use approval to renovate a building (formerly a Synagogue) into a F45 Franchise Gym, located at 115 Gill Hall Road. Lot & Block 562-P-35-1.

- E. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-5-2021 that was held on May 26, 2021, at 7:00PM, regarding a request by Joseph McMunn Jr., 1500 Cherrywood Drive, Finleyville, PA 15332, requesting a variance for his property, lot and block 1003-N-112. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.9.c – Applicants are requesting to construct a 4' fence in the front & side yard 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. **VARIANCE WAS GRANTED**
- F. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-6-2021 that was held on May 26, 2021, at 7:30PM, regarding a request by Dustin & Michelle Niehenke, 314 Greene Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 884-D-12. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 202.2. f – Area & Building Regulations - Side Yard setbacks, required setback for structure is 10 ft.; and Section 202.2.g – Area & Building Regulation – Back Yard setbacks, required setback for structure is 10 ft. Applicants are requesting a 5ft side setback for the one side and a 5ft rear setback to install a shed. **VARIANCE WAS GRANTED.**
- G. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-7-2021 that was held on June 8, 2021, at 7:00PM, regarding a request by Jonathan & Nicole Bilski, 2700 Ridge Road, Finleyville PA 15332, lot & block 1003-R-185, requesting two variances to Zoning Ordinance 712, Section 202.2.j – Height of Building for an Accessory Structure, maximum of 15 feet, one story, to be increased to 20 feet and Section 902.11- Detached Garages not to exceed 750 square feet, appellants are requesting to construct a detached garage 1,440 square feet or 36' x 40'. The property is zoned R-2, Low Density Residential District. **VARIANCE WAS GRANTED.**
- H. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-8-2021 that was held on July 14, 2021, at 7:00PM, regarding a request by Nedim Husrefovic, 344 Hunters Field Circle, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 563-S-101. 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 a variance of one (1) foot of the one (1) foot setback side yard requirement on the left side of the property. **VARIANCE WAS GRANTED.**
- I. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-9-2021 that was held on July 14, 2021, at 7:30PM, regarding a request by Brandon and Megan Baldini, 422 Spaniel Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 562-J-23. 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 5-foot 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. **VARIANCE WAS GRANTED.**

PRE-APPLICATION ADVISORY PRESENTATIONS:

- A. Donald Housley gave a presentation on a piece of property located between Gill Hall Road and Old Clairton Road known as the Taucher Property. He is proposing a land development where some lots will be in the Borough of Jefferson Hills with the majority of lots being in Pleasant Hills Borough.

OLD BUSINESS:

None

NEW BUSINESS:

- A. On a motion by Mr. Polick, seconded by Mrs. Ruscitto and carried unanimously, approval was recommended to Council, subject to the Americans with Disabilities Act requirements for construction and parking are met and compliance with Borough ordinances is satisfactory as determined by the Code Enforcement Officer for parking sufficiency, outdoor lighting standards and plant buffering standards, for a conditional use application known as CU-1-2021 – F45 Franchise Gym, located at 115 Gill Hall Road, lot and block 562-P-35-1.
- B. On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, approval was granted for a preliminary and final consolidation plan known as S-4-2021 – Santmyer Consolidation Plan, located at 3008 Phillip Drive – off Worthington Ave, lot and blocks 880-H-194 and 880-H-192, owned by Daniel & Michelle Santmyer. Property is zoned R-2.

REPORTS:

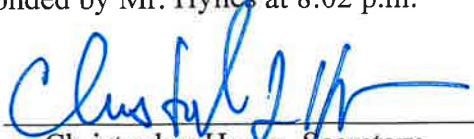
Environmental Advisory Council – Thomas J. Donohue stated representatives from The Allegheny County Health Department’s (ACHD) Air Quality Program attended our June 23rd zoom meeting to address questions posed by the EAC concerning US Steel’s Clairton Coke Plant including the June 2019 Consent Agreement with the ACHD. They spent over an hour with us which included a Power Point addressing our previously submitted questions and discussed additional questions raised at the meeting. Minutes of the meeting with details of their presentation will be posted shortly on the Borough’s website. U.S. Steel Clairton Works and the Boy Scouts expressed interest in the adoption of Peters Creek Road.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Hynes at 8:02 p.m.



Christopher Hynes, Secretary