**BOROUGH OF JEFFERSON HILLS**

**REGULAR MEETING OF THE PLANNING COMMISSION**

**MINUTES OF February 22, 2022**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on February 22, 2022. 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:**

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

**ABSENT:** None

**ALSO IN ATTENDANCE:**

Kerry Fraas, Solicitor

Mike Glister, Borough Engineer

Mark Reidenbach, Gateway Engineer

Jenni Easton, Planning Consultant

John Stinner, Borough Manager - Via Zoom

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

None

**MINUTES APPROVED:**

1. The minutes of the regular meeting of January 25, 2022 were approved on a motion by Mr. Reckard ­­­seconded by Mr. Donohue and carried unanimously.

**COMMUNICATIONS:**

1. Facts and Conclusions for Zoning Hearing ZN-13-2021, that was held on January 20, 2022 at 7:15 pm, Mark Raymond requested a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32 for property located at 2200 State Route 51, Jefferson Hills, PA 15025. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to sell used vehicles. **VARIANCE WAS GRANTED**
2. Facts and conclusions for Zoning Hearing ZN-14-2021, that was held on January 20, 2022 at 7:45pm, regarding a request by Jeffrey & Jennifer Cadwallader, 379 Greene Drive, Jefferson Hills PA 15025, requesting a variance for their property, lot and block 769-S-65. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.b – Fences Enclosing Swimming Pools Accessory to Private Residences. The ordinance states that all swimming pools shall be enclosed by a wall or fence with self-latching gate not less than five (5) feet in height and not more than six (6) feet in height and privacy of less than fifty percent see-through. Appellant is requesting to place the fence on the right and left side of the property only, not to enclose the swimming pool at the rear of the property. **VARIANCE WAS GRANTED**

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

**OLD BUSINESS:**

1. On a motion by Mr. Hynes, seconded by Mr. Reckard, and carried unanimously, a recommendation to Council was approved for a final subdivision known as S-2-2022 - Millstone Village Phase One, subject to the recommendations noted on Gateway Engineer’s review letter of February 16, 2022, located on Gill Hall Road, lot & blocks 1137-S-120, 1137-H-25, 1137-S-110, 1137-M-85, 1137-M-60 and 1137-M-48, owned by Millstone Development LLC. **(End of the 90-Day Review Period is April 25, 2022)**
2. On a motion by Mr. Dean, seconded by Mr. Reckard and carried unanimously, a recommendation to Council for a conditional use application known as CU-2-2022, located at 2240 State Route 51, Jefferson Hills PA 15025, lot and block 1134-C-155, owned by Anthony Bekavac was tabled until the March Planning Commission. **(End of 60-day review period is February 25, 2022)** **(End of extended 60-day review period is April 27, 2022)**
3. On a motion by Mr. Hynes, seconded by Mr. Dean, a recommendation to Council for a preliminary land development known as SP-1-2022 – Solar Farm Development, located at 195 Wall Road, Jefferson Hills PA 15025, lot & block 658-M-50, owned by Port Vue Plumbing was tabled until the March Planning Commission meeting. **(End of the 90-day review period is April 25, 2022)**

D. On a motion by Mr. Donohue, seconded by Mr. Dean, a recommendation to Council for a preliminary & final minor subdivision known as S-6-2021 – Nath Subdivision Plan of Lots, located at Bedell Road with a small part located in Union Township, lot and block 1137-S-310, owned by Daryl R. Nath was tabled until the March Planning Commission meeting. **(End of the extended 90-day review period is May 24, 2022)**

**NEW BUSINESS:**

1. On a motion by Mr. Dean, seconded by Mrs. Ruscitto and carried unanimously, a recommendation to Council was approved for a preliminary and final subdivision plan known as S-3-2022 – Moses Subdivision No. 2, located at Ridge Road and Marion Drive, lot & blocks 1003-N-215, 1003-J-8, 1003-J-5, 1003-J-7 and 1003-N-298, owned by Mark & Jacquie Moses, Alan R. & Charlotte Potts and Alan B. & Patricia Potts. **(End of the 90-day review period is May 24, 2022)**

**REPORTS:**

1. Environmental Advisory Council – Thomas J. Donohue – The EAC discussed the use of PFAS chemicals which is used in firefighting foam and how there is not a preferred method for disposal after these chemicals are used. US Steel will shut down three of their oldest batteries in approximately two years to reduce emissions and discussion took place on their commitment to attain carbon neutral by 2050. The EAC would like to see a wetland in the Borough that could be used for educating the public about their value and functions. Discussed software that could be used for opening the old digital mine map files obtained from the DEP. There was also discussion on a project for the testing and sampling of critical minerals from various water sources, the refuse pile at Ravensburg Bridge and the Bureau of Land Management’s program for closing orphaned wells. To kick off the Keep PA Beautiful months campaign, a suggestion was made to do a special dedication for the Scout Troop’s adoption of their segment of Peters Creek Road.

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Hynes, seconded by Mrs. Ruscitto at 8:00 p.m.

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Christopher Hynes, Secretary