

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

**MINUTES OF December 28, 2021**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on December 28, 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:**

Deron Gabriel, Borough Solicitor  
Mike Glister, Borough Engineer  
Mark Reidenbach, Gateway Engineer  
Jenni Easton, Planning Consultant

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

None

**MINUTES APPROVED:**

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

**COMMUNICATIONS:**

- A. Resolution No. 40-2021, Council approval of a preliminary subdivision known as PS-5-2021 – Pleasant Grove Plan of Lots, approved on December 13, 2021.
- B. Facts and Conclusions for Zoning Hearing Board Appeal ZN-11-2021 that was held on December 7, 2021, at 7:00PM, regarding a request by Amanda & Stephen Fetsick for their property at 405 Lexie Way, Jefferson Hills, PA 15025, lot and block 662-F-203. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.2.f – Area & Building Regulations - Side Yard setbacks, required setback for structure is 10 ft; applicant is requesting an 8.3ft side yard setback to install a 15ft x 30ft above ground pool on the back, right side of the property.  
**VARIANCE WAS GRANTED**

- C. Notice of a Public Hearing for Zoning Hearing Board Appeal No ZN-12-2021 that was held on December 22, 2021, at 7:00PM, regarding a request by Roger Patterson, 2049 Walton Road, Finleyville, PA 15332, lot & block 1135-N-118, requesting two variances to Zoning Ordinance 712, Section 202.2.e – Front Yard Setbacks, applicant is requesting a front yard setback of 10', rather than the minimum 35' setback required to build a garage and Section 102.2 Accessory Structure – A detached, subordinate structure on the same lot with the principal building or structure, the use of which is clearly incidental to the principal structure or use of the lot, including accessory buildings. Appellant is requesting a 24'x31' garage to be erected on a vacant lot without a principal structure located thereon. **VARIANCE WAS GRANTED**
- D. Notice of a Public Hearing for Zoning Hearing Board Appeal No ZN-13-2021 that will be held on January 20, 2022, at 7:45PM, regarding a request by Mark Raymond, 219 Hill Place Road, Venetia, PA 15367, requesting 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.
- E. Notice of a Public Hearing for Zoning Hearing Board Appeal No ZN-14-2021 that will be held on January 20, 2022, at 7:15PM, regarding a request by Jeffrey & Jennifer Cadwallader, 378 Greene Drive, Jefferson Hills, 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.

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

None

#### **OLD BUSINESS:**

- A. On a motion by Mr. Hynes, seconded by Mr. Polick, and carried unanimously, approval for a recommendation to Council for a preliminary & final minor subdivision known 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 January Planning Commission meeting. **(End of the 90-Day Review Period is February 22, 2022)**
- B. On a motion by Mrs. Ruscitto, seconded by Mr. Dean, and carried unanimously, approval was recommended to Council for a preliminary & final minor subdivision know as S-7-2021 – George Subdivision Plan, located at 2018 George Lane, lots and blocks 1003-M-92, 1003-M-93 and part of 1002-M-35, owned by Al & Kathy George. Property is zoned R-2. **(End of the 90-Day Review Period is February 22, 2022)**

#### **NEW BUSINESS:**

- A. On a motion by Mrs. Ruscitto, seconded by Mr. Ripley, and carried unanimously, approval was recommended to the Zoning Hearing Board with the recommendation that they install a 10' buffer from Route 51 and the curb, provide a lighting plan and obtain clarification if a Highway Occupancy Permit is required, for ZN-13-2021, to be held on Thursday, January 20, 2022, regarding a request by Mark Raymond, 219 Hill Place Road, Venetia, PA 15367, requesting 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.

- B. On a motion by Mr. Polick seconded by Mr. Dean, and carried unanimously, approval was recommended to Council, conditional to a field resolution for ingress and egress through Arch Street for a secondary access, for a subdivision known as S-8-2021 – Deer Hollow Plan – Phase 2, located to the south of Arnoni Drive in Deer Hollow Phase 1, lot and block 769-D-290 & 769-D-100, owned by MSD-Deer Hollow, LLC. Property is zoned R-4. **(End of 90-day review period is March 28, 2022)**

**REPORTS:**

- A. Environmental Advisory Council – Thomas J. Donohue – Do not meet in the month of December.

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

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

  
Christopher Hynes, Secretary