**AGENDA**

**Regular Meeting, April 27, 2020 at 5:45 p.m.**

**Pursuant to State law, the meeting is being held remotely and all participation is via conference call. The Borough website will provide the call-in instructions in advance of the Planning Commission meeting.**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Borough Resident/Taxpayer Comments**

**4. Consider approval of minutes of the regular meeting January 27, 2020**

**5. Communications**

1. Resolution No. 06-2020, Council approval of a preliminary land development known as SP-9-2019, Kurt Lesker Preliminary Land Development, approved on February 10, 2020.
2. Notice of a Rescheduled Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-2-2020 that was held on February 20, 2020 at 7:00 p.m., regarding a request by Gilbert T. & Bethany F. Kokowski, 228 Washington Drive, Jefferson Hills, PA 15025, are requesting a variance for their property, lot and block 769-S-81. The properties are 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. **VARIANCE WAS GRANTED**
3. Notice of a Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-4-2020 that was held on February 25, 2020 at 7:00 p.m., regarding a request by Keith Mincin Quality Landscapes and Hardscapes, LLC, 317 Ruthwood Avenue, Pittsburgh, PA 15227, owners of property located at 1229 Peters Creek Road, Jefferson Hills, PA 15025, lot and block 765-R-125, requesting a variance to Zoning Ordinance 712, section 501.7 – Buffer Area, ordinance requires all property lines which adjoin residential zoning classification and Conservation Districts, must have a buffer area which is at least fifteen (15) feet in depth as measured from the property line and which shall be comprised of two (2) rows of plantings creating a high level and low level screen, consisting of a mix of at least sixty-five percent (65%) evergreen and thirty-five percent (35%) deciduous plant materials. The low level screen shall be a minimum of three (3) feet in height at the time of planting and the high level screen shall be a minimum of six (6) feet in height at the time of planting. Plant materials shall be staggered in such a manner as to provide a minimum of sixty percent (60%) opaque visual barrier. The property is zoned I-I-Planned Industrial Area. The Appellants are requesting to be allowed to preserve the existing vegetation in lieu of the buffer area requirements of the Ordinance along residential boundaries where said existing vegetation is present and provides an adequate buffer. **VARIANCE WAS GRANTED**
4. Notice of a Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-5-2020 that was held on February 25, 2020 at 7:30 p.m., regarding a request by Matthew and Beth Suppok 209 Wray Large Road, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 659-G-200. 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 26’ feet, rather than the minimum 35’ setback required to build a garage addition. **VARIANCE WAS GRANTED**
5. Notice of a Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-6-2020 that was held on February 25, 2020 at 8:00 p.m., regarding a request by Donald O. Papin, 153 Gilmore Road, Finleyville, PA 15332, representing, Rebecca S. Manns & George A. Fedela, owners of vacant property located on Piney Fork Road, Jefferson Hills, PA 15025, requesting a Use by Special Exception pursuant to Zoning Ordinance 712, Section 205.1.b.1.(c), and further subject to the provisions of Subsection 1004.28(a) for their property, lot and block 1006-R-4. The property is zoned R-5, Special Residential District. The appellants are requesting to be allowed to build a single family dwelling and garage on the property. **SPECIAL EXCEPTION WAS GRANTED**
6. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-7-2020 to be held on April 28, 2020 at 7:00 p.m., regarding a request by Michael A. & Wendy L. Vario, 1325 Bedford Road, Irwin, PA 15642, owners of vacant property located on Waterman Road, Jefferson Hills, PA 15025, lot & block 1005-K-20, requesting a Use Variance pursuant to Zoning Ordinance 712, Section 501.1. The property is zoned I-1, Industrial District. The appellants are requesting to be allowed to build a single family dwelling on the property.

**6. Pre-Application Advisory Presentations**

None

**7. Old Business**

1. Consider a recommendation to Council for a preliminary land development known as 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 ACTION TO OCCUR DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED COURT ORDERED STAY.**

B. Consider a recommendation to Council for a preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Arnoni Drive, Dale Street, Antler Drive and Arch Street, lot and blocks 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP and Community Bank. Property is zoned R-4. Applicant wishes to subdivide into 67 new lots, 2 parcels, and 6 transfer units. **(End of the Extended 90-Day Review Period is May 15, 2020) (Applicant is requesting a table until the May Planning meeting and an extension)**

**8. New Business**

1. Consider a recommendation to Council for a preliminary land development plan known as SP-1-2020 – Quality Landscapes Equipment Building, located at 1229 Peters Creek Road, lot and block 765-R-125, owned by Quality Landscapes and Hardscapes LLC. Property is zoned I-1. Applicant wishes to install a 60’x40’ steel storage garage with one bathroom. **(End of the 90-Day Review Period is June 22, 2020)**
2. Consider a recommendation to Council for a final land development plan known as SP-2-2020 –Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company. Property is zoned I-1. Applicant wishes to add a 49’x203’ new manufacturing addition the existing manufacturing portion of the building. The addition is into the existing parking lot. Displaced parking is made up on adjacent empty paved lot used for truck parking and temporary material storage. **(End of the 90-Day Review Period is June 22, 2020)**
3. Consider recommendation to the Zoning Hearing Board for Zoning Hearing ZN-8-2020, to be rescheduled at a later date due to the Covid-19, regarding a request by Jeffrey Westlund, 655 Weigles Hill Road, Elizabeth, PA 15037, representing Lorigan LLC, owners of vacant property located at 1371 State Route 51, Jefferson Hills, PA 15143, lot & block 766-E-100, requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to sell used vehicles.

**9. Reports**

1. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

None

**11. Reminder: Next Meeting to be Monday, May 18, 2020**

**12. Adjournment**