**AGENDA**

**Regular Meeting, TUESDAY, April 26, 2022 at 7:00 p.m.**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Borough Resident/Taxpayer Comments**
4. **Consider approval of minutes of the regular meeting February 22, 2022.**
5. **Communications**
6. Resolution No. 01-2022, Council approval of a final subdivision known as S-8-2021, Deer Hollow Plan Phase 2, approved on January 10, 2022.
7. Resolution No. 06-2022, Council approval of a final subdivision known as S-1-2022, Pleasant Grove Plan of Lots, approved on February 14, 2022.
8. Resolution No. 11-2022, Council approval of a final subdivision known as S-2-2022, Millstone Village Phase 1, approved on March 14, 2022.
9. Resolution No. 12-2022, Council approval of a preliminary and final subdivision known as S-3-2022, Moses Subdivision No. 2, approved on March 14, 2022.
10. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-1-2022 that was held on March 28, 2022 regarding a request by Brett Stoffel, 1010 Park Street, Jefferson Hills, PA 15025, requesting a variance for his property, lot and block 1421-C-158. The property is zoned R-2, Low Density Residential District. The appellant is 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. Appellant is requesting to be allowed to keep their four (4’) foot fence to enclose an in-ground pool. **VARIANCE WAS GRANTED**
11. Notice of a Public Hearing for Zoning Hearing Board Appeal No. ZN-2-2022, that will be held on April 28, 2022 at 7:00PM, regarding a request by Amy Paczan, 5005 Blue Ridge Drive, Jefferson Hills, PA 15025, lot & block 768-D-34, requesting two variances 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 for a five (5) foot fence in height, without a pool or hot tub, to be constructed in the rear yard of the property at least one (1) foot off of the property lines and Section 202.2.h– Special Yard Requirements. The appellant wishes to build a shed that would expand into the required ten (10) foot setback by five (5) feet, therefore they are requesting a five (5) foot variance.

1. Notice of a Public Hearing for Zoning Hearing Board Appeal No. ZN-3-2022, that will be held on April 28, 2022 at 7:30PM, regarding a request by Mark Raymond for a variance for his property located at 2200 State Route 51, Jefferson Hills, PA 15025. The property is zoned C-1 – Highway Commercial District. The appellant is asking for a variance to the 200ft residential limit to repair automobiles, and therefore is subject to: Zoning Ordinance 712, sections 401.1.c.1.(a) and 1004.32.

**6. Pre-Application Advisory Presentations**

None

**7. Old Business**

1. Consider 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. Property is zoned both R-2 and I-2. Applicant wishes to develop a solar farm to generate electricity for Duquesne Light. Approximately 7,300 panels will be installed on 10 acres of the property. **(End of the extended 90-day review period is July 25, 2022)**
2. Consider 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. Property is zoned R-1. Applicant wishes to create one 10-acre parcel with house, garage and pond out of an 89-acre parcel of land. **(End of the extended 90-day review period is August 22, 2022)**

**8. New Business**

1. Discussion on the 2020 draft Zoning Ordinance and Map in preparation for the Comprehensive Planning Process
2. Discussion on amending the current Zoning Map to remove the Unconventional Well Overlay Districts

**9. Reports**

1. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

**11. Reminder: Next Meeting to be Tuesday, May 24, 2022.**

**12. Adjournment**