**AGENDA**

**Regular Meeting, TUESDAY, December 29, 2020 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 November 24, 2020**
5. **Communications**
6. Resolution No. 25-2020, Council approval of a preliminary and final subdivision known as S-4-2020, DePasquali Subdivision, approved on December 14, 2020.
7. Resolution No. 24-2020, Council approval of a preliminary land development known as PS-1-2020, Millstone Village, approved December 14, 2020.
8. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-21-2020 that was held on December 10, 2020 at 7:00 pm, regarding a request by Giuseppe and Gina Casamassa, 428 Spaniel Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 562-J-20. 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’ for an existing front porch that was constructed without a Zoning Permit, rather than the required minimum setback of 35’. **VARIANCE WAS GRANTED**
9. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-22-2020 that was held on December 10, 2020 at 7:30 pm, regarding a request by Nathan DePierre, 2084 Laurel Ridge Drive, Jefferson Hills, PA 15025, lot and block 768-H-3. The property is zoned R-1, Residential-Agricultural 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 property line. Appellant is requesting a five-foot (5’) fence in their rear and side yards without a pool or hot tub that will be 50% see-through. **VARIANCE WAS GRANTED**
10. Notice of a Public Hearing and Facts and Conclusions of the Zoning Hearing Board Appeal No. ZN-23-2020 that was held on December 22, 2020 at 7:00 pm, regarding a request by Robert Sheppard, 908 Gill Hall Road, Jefferson Hills, PA 15025, lot & block 768-N-26, is requesting a variance to Zoning Ordinance 712, Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned C-1, Highway Commercial District. Appellant is requesting to extend a nonconforming residential use in a C1 commercial district by constructing a detached garage on the property which will be used by the appellant for personal use rather than a commercial use.
11. Notice of a Public Hearing and Facts and Conclusions of the Zoning Hearing Board Appeal No. ZN-24-2020 that was held on December 22, 2020 at 7:30pm, regarding a request by Jeffery & Joella Mang, 104 Butternut Street, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 881-B-69. The property is zoned R-4, High Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 204.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of 25’ feet, rather than the minimum 35’ setback to reduce the amount of fill required to establish a building pad at the proposed elevation for a proposed detached garage.

**6. Pre-Application Advisory Presentations**

None

**7. Old Business**

1. Consider a recommendation to Council for a preliminary land development known as SP-4-2020 - Southwest Greens – Century Drive, located at Century Drive, lot and blocks 1003-F-211, 1003-G-23 and 1003-L-62, owned by Southwest Green. Property is zoned B-P. Applicant is wishing to construct a prefabricated metal building with 1,250 square feet of office space and 2,500 square feet of warehouse space with associated parking, utility connections and stormwater control. The layout has the potential to add another 1,250 square feet of office space and 1,250 square feet of warehouse. **(End of the 90-Day Review Period is January 25, 2021)**
2. Progress report on consideration for recommendation of adoption 2018 International Property Maintenance Code to the Borough of Jefferson Hills Council.

**8. New Business**

1. Consider recommendation for a preliminary & final approval for a minor subdivision known as S-6-2020 – JMT Consolidation Plan, located at Wray Large Road, lot and blocks 766-B-99 and 766-B-120, owned by JMT Renovations, LLC. Property is zoned R-2. Applicant wishes to combine two lots into one**. (End of the 90-Day Review Period is March 29, 2020)**

**9. Reports**

1. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

None

**11. Reminder: Next Meeting to be Tuesday, January 26, 2021**

**12. Adjournment**