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**AGENDA**

**Regular Meeting, TUESDAY, December 28, 2021 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 23, 2021**
5. **Communications**
6. 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.
7. 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**
8. 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.
9. 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.
10. 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.
11. **Pre-Application Advisory Presentations**

None

1. **Old Business**
2. Consider 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. 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 90-Day Review Period is February 22, 2022)**
3. Consider approval 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. Applicants wish to combine two tax parcels they currently own into a single parcel that shall also include an area of land from the adjoining landowner that applicants have used for over thirty-five years by mutual agreement. **(End of the 90-Day Review Period is February 22, 2022)**
4. **New Business**
5. Consider recommendation to the Zoning Hearing Board for Zoning Hearing 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.
6. Consider a recommendation to Council for a final approval 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. Applicant wishes to construct and then record the last and final phase of the preliminarily approved Deer Hollow Plan of Lot to be known as Phase 2 (**End of 90-day review period is March 28, 2022)**

**9. Reports**

1. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

None

**11. Reminder: Next Meeting to be Tuesday, January 25, 2022**

**12. Adjournment**