**AGENDA**

**Regular Meeting, TUESDAY, February 22, 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 January 25, 2022.**
5. **Communications**
6. Facts and Conclusions for Zoning Hearing ZN-13-2021, that was held on January 20, 2022 at 7:15 pm, Mark Raymond requested 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. **VARIANCE WAS GRANTED**

1. Facts and conclusions for Zoning Hearing ZN-14-2021, that was held on January 20, 2022 at 7:45pm, regarding a request by Jeffrey & Jennifer Cadwallader, 379 Greene Drive, Jefferson Hills PA 15025, 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. **VARIANCE WAS GRANTED**

**6. Pre-Application Advisory Presentations**

None

**7. Old Business**

1. Consider a recommendation to Council for a final subdivision known as S-2-2022 - Millstone Village Phase One, located on Gill Hall Road, lot & blocks 1137-S-120, 1137-H-25, 1137-S-110, 1137-M-85, 1137-M-60 and 1137-M-48, owned by Millstone Development LLC. Property is zoned R-1. Applicant wishes to complete phase one of the approved preliminary plan that will consist of 42 single family lots. **(End of the 90-Day Review Period is April 25, 2022)**
2. Consider a recommendation to Council for a conditional use application known as CU-2-2022, located at 2240 State Route 51, Jefferson Hills PA 15025, lot and block 1134-C-155, owned by Anthony Bekavac. Property is zoned C-1. Applicant is proposing to install a standard billboard. **(End of the 60-day review period is February 25, 2022)**
3. 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 90-day review period is April 25, 2022**
4. 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 May 24, 2022)**

**8. New Business**

1. Consider a recommendation to Council for a preliminary and final subdivision plan known as S-3-2022 – Moses Subdivision No. 2, located at Ridge Road and Marion Drive, lot & blocks 1003-N-215, 1003-J-8, 1003-J-5, 1003-J-7 and 1003-N-298, owned by Mark & Jacquie Moses, Alan R. & Charlotte Potts and Alan B. & Patricia Potts. Property is zoned R-2. Applicant wishes to relocate property lines and consolidate parcels, mainly to improve 1003-N-300. No new properties are being created with this application. **(End of the 90-day review period is May 24, 2022)**

**9. Reports**

1. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

None

**11. Reminder: Next Meeting to be Tuesday, March 22, 2022.**

**12. Adjournment**