**AGENDA**

**Regular Meeting, TUESDAY, March 23, 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 February 23, 2021**
5. **Communications**
6. Facts and Conclusions for Zoning Hearing Board Appeal No ZN-2-2021 that was held on March 3, 2021 at 7:30PM, regarding a request by Brian Jesionowski, 358 Greene Drive, Jefferson Hills PA 15025, requesting a variance for his property, lot and block 769-R-52. The property is zoned R-2, Low Density Residential 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 the property line. Appellant is requesting variances for a 54-inch (54”) fence in height, without a pool or hot tub, to be constructed in the rear yard and side yard of the property at least one (1) foot off of the property lines, and also to be constructed in the front yard of a corner lot along the Hindman Drive, twelve (12) feet from the right-of-way of Hindman Drive. **VARIANCE WAS GRANTED**
7. Notice of Public Hearing for the Zoning Hearing Board Appeal No ZN-1-2021 that will be held on March 31, 2021 at 7:30 pm, regarding a request by Perks Solar Energy, LLC, 3716 Liberty Way, McKeesport PA 15133, owners of property located at 195 Wall Road, Jefferson Hills, PA 15025, Block and Lot 658-M-50, are requesting a Use by Special Exception pursuant to the requirements of Zoning Ordinance 712, section 502.1(c)1(b) and section 202.1( c)1(a). The property is zoned partially in the I-2 Heavy Industrial District and partially zoned in the R-2, Low Density Residential District. The appellant is requesting to construct a 3 MW solar array on approximately nine acres of land which is located in both the I-2 and R-2 zoning districts. Appellant is requesting a Use by Special Exception for approval to build the solar array which would be subject to the requirements set forth in Section 502.1(c)1(b) Comparable Uses Not Specifically Listed for the I-2 District and in Section 202.1(c )1(a) Essential Services and Public Service Corporation Facilities for the R-2 District.
8. Notice of Public Hearing for the Zoning Hearing Board Appeal No ZN-3-2021 that will be held on March 31, 2021 at 7:00 pm, regarding a request by Grady Luzier, 216 Shellbark Street, Jefferson Hills PA 15025, is requesting a variance for their property, lot and block 881-C-190. The property is zoned R-4, High Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 204.2.e – Area and Bulk Regulations, Front Yard Size with a minimum allowance of 35 ft. to allow them to have a minimum of 10 ft. to construct a single-family dwelling.
9. **Pre-Application Advisory Presentations**

None

1. **Old Business**
2. Richard Perkoski, Perks Solar Energy, LLC, is presenting to the Commission, their intentions to apply for a variance for a Use by Special Exception to construct a 3 MW solar array on approximately nine acres of land. Property is located at 195 Wall Road and is zoned partially in the I-2 Heavy Industrial District and partially zoned in the R-2, Low Density Residential District.
3. 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 approval for a preliminary and final subdivision known as S-2-2021 – Krizbai Plan of Lots, located at 326 Old Clairton Road, lot and block 661-M-40, owned by Adam Krizbai. Property is zoned R-1. Applicant wishes to subdivide to build a 2,500 square foot house on Lot 1. **(End of the 90-Day Review Period is June 21, 2021)**

**9. Reports**

1. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

None

**11. Reminder: Next Meeting to be Tuesday, April 27, 2021**

**12. Adjournment**