

BOROUGH OF JEFFERSON HILLS

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AGENDA

Regular Meeting, **TUESDAY**, April 27, 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 March 23, 2021**
5. **Communications**
6. Facts and Conclusions for Zoning Hearing Board Appeal No ZN-1-2021 that was 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. **VARIANCE WAS GRANTED**
7. Facts and Conclusions for Zoning Hearing Board Appeal No ZN-3-2021 that was 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. **VARIANCE WAS GRANTED**
8. Notice of Public Hearing for Zoning Hearing Appeal No. ZN-4-2021 that will be held on May 13, 2021 at 7:00 pm, Maura & Anthony Palermo, 307 Greene Drive, Jefferson Hills, are requesting a variance for their property, lot and block 884-D-40. 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 be allowed to keep their four (4') foot fence to enclose an in-ground pool.

9. Pre-Application Advisory Presentations

None

10. Old Business

- A. Consider a recommendation to Council 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)**
- B. Progress report on consideration for recommendation of adoption 2018 International Property Maintenance Code to the Borough of Jefferson Hills Council.

11. New Business

- A. Consider approval for a preliminary & final minor subdivision known as S-3-2021 – 7th Revision to the Castors' Farm Plan of Lots, located at 2049 Ridge Road, lot and blocks 1136-B-34, 1136-B-177 & 1136-C-3, owned by Richard & Amy Sofranko. Property is zoned R-1. Applicant wishes to combine three parcels of ground into a single recorded lot thereby allowing for Castors' Farm to transfer ownership of their interest to the Sofranko's and eventually create a single consolidation deed to be recorded, thereby creating a single tax parcel number. **(End of the 90-Day Review Period is July 27, 2021)**

12. Reports

- A. Environmental Advisory Council – Thomas J. Donohue

13. General Business

None

14. Reminder: Next Meeting to be **Tuesday, May 25, 2021**

15. Adjournment