

# BOROUGH OF JEFFERSON HILLS

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J. Deron Gabriel

## AGENDA

Regular Meeting, **TUESDAY**, August 25, 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 July 28, 2020**
5. **Communications**
  - A. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-13-2020 that was held on July 29, 2020 at 7:00 p.m., regarding a request by Brian and Alyssa Mathews, 313 Greene Drive, Jefferson Hills, are requesting a variance for their property, lot and block 884-D-34. 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. **VARIANCE WAS APPROVED**
  - B. Notice of a Public Hearing for the Zoning Hearing Board Appeal No ZN-14-2020 that will be held on August 26, 2020 at 7:00 p.m., regarding a request by William S. and Dawn E. Escott III requesting three variances for their vacant property on State Route 885, Jefferson Hills, PA 15025, lot and block 658-E-15. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.11 – Detached Garages and Accessory Storage Sheds, maximum allowable size for a structure or garage is 750 sq. ft.; Section 202.2.J - Area & Building Regulations/Height of Building, maximum allowable height is 15 ft. and 1 story; and Section 202.1.a.2.a, - Accessory Uses, Customary residential accessory uses including, but not limited to, private garages, sheds, shelters for domestic pets, fences, air conditioners, swimming pools and the like. The appellant wishes to build an 80'x50'x22' garage that is 4,000 sq. ft. with a height of 22 ft. on a vacant lot in which the detached garage would be an accessory use with no principal use on the lot. .

- C. Notice of a Public Hearing for the Zoning Hearing Board Appeal No. ZN-15-2020 to be held on August 26, 2020 at 7:00 p.m., regarding a request by Patrick & Kelsey Burns, 407 Hindman Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 769-S-55. The property is zoned R-2, Low Density Residential District. The appellants are requesting two variances 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 a five-foot (5') see-through fence, without a pool or hot tub, to be constructed in the rear and side yards on the property lines instead of at least one (1) foot off of the property lines.
- D. Notice of a Public Hearing for the Zoning Hearing Board Appeal No. ZN-16-2020 to be held on August 26, 2020 at 7:30 p.m., regarding a request by Donna Marie & David Oster, 6009 Walton Road, Finleyville PA 15332, requesting a variance for their property, lot and block 1134-F-80. The property is zoned R-2, Low Density Residential District. The appellants are 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 a six-foot (6') privacy fence, without a pool or hot tub, to be constructed in the front and one side and small part of the rear yard on the one side of the property at least one (1) foot off of the property lines not to enclose the property.
- E. Notice of a Public Hearing for the Zoning Hearing Board Appeal No. ZN-17-2020 to be held on August 26, 2020 at 8:00 p.m., regarding a request by Gregory Sylvester, 3336 Woodwind Drive, Jefferson Hills PA 15025, requesting a variance for their property, lot and block 662-D-133. The property is zoned R-2, Low Density Residential District. The appellants are 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 a six-foot (6') privacy fence, without a pool or hot tub, to be constructed on the left side of the property line, back 48 feet and across the back at least one (1) foot off of the property lines not to enclose the property.
- F. Resolution No. 12-2020, Council approval of a final land development known as SP-3-2020, Quality Landscapes Equipment Building Preliminary Land Development, approved on August 10, 2020.

## 6. Pre-Application Advisory Presentations

None

## 7. Old Business

- A. Consider a recommendation to Council for a preliminary land development known as SP-9-2018 – UPMC South, located at Elliott Road and State Route 51, lot and blocks 660-S-40, 767-D-375, 767-G-200, 767-H-14 and 660-L-67, owned by AUUE, Inc. Property is zoned O-P, C-1 and R-1. Applicant is proposing a 63-bed hospital with ambulatory and inpatient care, including emergency care, surgical services and the latest diagnostic imaging technology. Loop drive, visitor parking lot, emergency department parking lot, staff parking lot & service parking lots. **NO OFFICIAL ACTION TO OCCUR DUE TO**

**ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED COURT ORDERED STAY.**

- B. Consider a recommendation to Council for a preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Arnoni Drive, Dale Street, Antler Drive and Arch Street, lot and blocks 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP and Community Bank. Property is zoned R-4. Applicant wishes to subdivide into 67 new lots, 2 parcels, and 6 transfer units. **(End of the Extended 90-Day Review Period is September 16, 2020)**
- C. Consider recommendation to Council for a preliminary subdivision known as PS-1-2020 - Millstone Village, 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 and C-2. Applicant wishes to develop into 139 Single Family lots and 26 town home lots. **(End of the 90-Day Review Period is September 21, 2020)**

**8. New Business**

- A. Consider approval for a preliminary and final lot consolidation known as S-2-2020 – Cherie Jackson Consolidation Plan, located at 127 Reed Drive, lot and blocks 659-C-230 & 659-G-6, owned by Cherie Jackson. Property is zoned R-2. Applicant wants to consolidate two lots into one for a second-floor addition. **(End of the 90-Day Review Period is November 23, 2020)**
- B. Consider a recommendation to Council for a preliminary and final subdivision known as S-3-2020 – Richard Plan of Lots Phase 4, located on Council Place, lot and block 881-A-250, owned by Steven A. & Andrea L. Richard. Property is zoned R-1. Applicant wishes to do a lot line revision to the unrecorded plan Pinecrest Estates Plan No. 1. **(End of the 90-Day Review Period is November 23, 2020)**
- C. Discuss and consider 2018 International Property Maintenance Code for recommendation of adoption by the Borough of Jefferson Hills Council.

**9. Reports**

- A. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

None

**11. Reminder: Next Meeting to be **Tuesday**, September 29, 2020**

**12. Adjournment**