

BOROUGH OF JEFFERSON HILLS

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AGENDA

Regular Meeting, **Tuesday** August 27, 2019 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 22, 2019
5. Communications
 - A. Notice of a public hearing to be held before the Council of the Borough of Jefferson Hills on September 4, 2019 at 6:00 p.m. in the Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025 to consider the application of the Southwest Billboards (CU-3-2019) for conditional use approval to erect a billboard at lot and block 766-S-80 located at 1601 State Route 51.
 - B. Facts & Conclusions: for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-13-2019 that was held on July 16, 2019 at 7:00 p.m., regarding a request by Howard Kerlin and Mary Williams requesting a variance for their property located at 2036 Scotia Hollow Road. The property is zoned R-2, Low Density Residential District. The appellants wish to construct a 24x30x22 detached garage. They are requesting a variance from Zoning Ordinance 712 section 202.2.j Height of Building, maximum of 15 feet, one story, to be increased to 22 feet. Persons having an interest in the proceeding are invited to attend and take part as they deem advisable. **VARIANCE GRANTED**
 - C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-14-2019 to be held on September 3, 2019 at 7:00 p.m., regarding a request by Scott & Amber Pearson, requesting a variance for their property at 8000 Independence Drive, Jefferson Hills, PA 15025, lot and block 1006-K-45. 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 accessory structure is 10 ft.; applicant is requesting a 5ft side yard setback for the two sides. Appellant is requesting to be allowed to construct a deck around their pool.
 - D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-15-2019 to be held on September 3, 2019 at 7:30 p.m., regarding a request by Anthony & Bethany Armaly, owner of vacant lot 128 Oakwood Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 660-B-280. The property is zoned R-1, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 201.2.e

ó Front Yard Setbacks, applicants are requesting a front yard setback of 25ø feet, rather than the minimum 40ø setback required to build a new home.

- E. Resolution No. 24-2019, Council approval of a preliminary land development plan known as SP-5-2019, Evolution Automation Land Development, approved on August 12, 2019.
- F. Resolution No. 25-2019, Council approval of a preliminary and final approval to the subdivision plan known as S-6-2019, St. Moritz Subdivision, approved on August 12, 2019.
- G. Resolution No. 26-2019, Council approval of final approval to the subdivision plan known as S-7-2019, FVJM Partnership Subdivision, approved on August 12, 2019.
- H. Resolution No. 27-2019, Council approval of final approval to the land development plan known as SP-8-2019, Beedle Park Concession Stand, approved on August 12, 2019.

6. Pre-Application Advisory Presentations

None

7. Old Business

- A. SP-9-2018 ó 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 MPC STAY.**
- B. Consider a recommendation to Council for a preliminary land development plan known as SP-7-2019 ó Riverlift Office and Garage Land Development, located at 1000 Madison Avenue, lot and block 1273-D-288, owned by Clairton Slag Inc. DBA Riverlift Industries. Property is zoned I-2. Applicant wishes to replace existing office with new larger office/garage. New buildings will be serviced by existing electric, gas, and public sewer taps. Sewage tap and easements have been previously permitted through WESA. The existing building area will become new employee and visitor parking. **(End of 90-day review period is October 21, 2019) (Applicant tabled for August)**

8. New Business

- A. Consider recommendation for a conditional use known as CU-3-2019 ó NE DBA SW Billboard, located at 1601 State Route 51, lot and block 766-S-80 owned by Lois Pickering. Property is zoned C-1. Applicant wishes to erect new billboard on this property that meets and exceeds both PennDOT standards along with the Borough standards and codes. **(End of 60-day review period is September 16, 2019)**
- B. Consider a recommendation to Council for a final land development known as SP-10-2019 ó Evolution Automation, located at Cochran Mill Road and Hough Road, lot and blocks 563-J-135

and 473-H-150, owned by Jefferson Memorial Park Plan of Lots. Property is zoned I-1. Applicant wishes to construct a warehouse. **(End of 90-day review period is November 25, 2019)**

- C. Consider a recommendation to Council for a final subdivision known as S-9-2019 ó Jefferson memorial Park Plan of Lots, located at Cochran Mill Road and Hough Road, lot and blocks 563-J-135 and 473-H-150, owned by Jefferson Memorial Park Plan of Lots. Property is zoned I-1. Applicant wishes to consolidate parcels 563-J-135 and 473-H-150 and subdivide a portion of 473-H-150. **(End of 90-day review period is November 25, 2019)**
- D. Consider approval for a preliminary and final consolidation plan known as S-8-2019 ó Lippi Consolidation Plan, located at 144 Cassia Drive, lot and blocks 1006-H-46, 1006-H-48 and 1006-H-50, owned by Christopher & Melissa Lippi. Property is zoned R-4. Applicant wishes to combine three lots into one. **(End of 90-day review period is November 25, 2019)**
- E. Consider a recommendation to Council for a preliminary land development plan known as SP-9-2019 ó Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company. Property is zoned I-1. Applicant wishes to add a 49x203 new manufacturing addition the existing manufacturing portion of the building. The addition is into the existing parking lot. Displaced parking is made up on adjacent empty paved lot used for truck parking and temporary material storage. **(End of 90-day review period is November 25, 2019)**

9. Reports

- A. Environmental Advisory Council ó Thomas J. Donohue

10. General Business

- A. Final draft review and scheduling of public meeting for review before and discussion on forwarding to Borough Council at the August Planning Commission meeting.

11. Reminder: Next Meeting to be Monday, September 23, 2019

12. Adjournment