

# BOROUGH OF JEFFERSON HILLS

PRESIDENT  
Karen Bucy

925 Old Clairton Road  
Jefferson Hills, PA 15025-3133  
Telephone: (412) 655-7735  
Fax: (412) 655-3143

MAYOR  
Janice R. Cmar

VICE PRESIDENT  
David T. Montgomery

BOROUGH MANAGER  
John P. Stinner

COUNCIL MEMBERS  
Vickie Ielase  
Keith Reynolds  
Nicole Ruscitto  
Francis L. Sockman  
Melissa Steffey

FINANCE OFFICER  
Jon A. Drager

ENGINEER  
Michael S. Glistler, P.E.

SOLICITOR  
J. Deron Gabriel

## AGENDA

Regular Meeting, **TUESDAY**, July 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 April 27, 2021**
5. **Communications**
  - A. Resolution No. 19-2021, Planning Commission approval of a preliminary and final lot consolidation known as S-3-2021, 7<sup>th</sup> Revision of the Castors' Farm Plan approved on April 27, 2021.
  - B. Resolution No. 08-2021, Council approval of a final subdivision known as S-1-2021, Deer Hollow Plan Phase I approved on May 10, 2021.
  - C. Resolution No. 20-2021, Council approval of a final subdivision known as S-2-2021, The Krizbai Plan of Lots approved on May 10, 2021.
  - D. Notice of a public hearing to be held before the Council of the Borough of Jefferson Hills on Wednesday, August 4, 2021, 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 Santi Brocato (CU-1-2021) for conditional use approval to renovate a building (formerly a Synagogue) into a F45 Franchise Gym, located at 115 Gill Hall Road. Lot & Block 562-P-35-1.
  - E. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-5-2021 that was held on May 26, 2021, at 7:00PM, regarding a request by Joseph McMunn Jr., 1500 Cherrywood Drive, Finleyville, PA 15332, requesting a variance for his property, lot and block 1003-N-112. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.9.c – Applicants are requesting to construct a 4' fence in the front & side yard that is at least fifty percent (50%) see-through, and which is not in excess of four (4) feet in height which ordinance requires that such fences only be located in the rear and side yards. **VARIANCE WAS GRANTED**

- F. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-6-2021 that was held on May 26, 2021, at 7:30PM, regarding a request by Dustin & Michelle Niehenke, 314 Greene Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 884-D-12. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 202.2. f – Area & Building Regulations - Side Yard setbacks, required setback for structure is 10 ft.; and Section 202.2.g – Area & Building Regulation – Back Yard setbacks, required setback for structure is 10 ft. Applicants are requesting a 5ft side setback for the one side and a 5ft rear setback to install a shed. **VARIANCE WAS GRANTED.**
- G. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-7-2021 that was held on June 8, 2021, at 7:00PM, regarding a request by Jonathan & Nicole Bilski, 2700 Ridge Road, Finleyville PA 15332, lot & block 1003-R-185, requesting two variances to Zoning Ordinance 712, Section 202.2.j – Height of Building for an Accessory Structure, maximum of 15 feet, one story, to be increased to 20 feet and Section 902.11- Detached Garages not to exceed 750 square feet, appellants are requesting to construct a detached garage 1,440 square feet or 36' x 40'. The property is zoned R-2, Low Density Residential District. **VARIANCE WAS GRANTED.**
- H. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-8-2021 that was held on July 14, 2021, at 7:00PM, regarding a request by Nedim Husrefovic, 344 Hunters Field Circle, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 563-S-101. 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 a variance of one (1) foot of the one (1) foot setback side yard requirement on the left side of the property. **VARIANCE WAS GRANTED.**
- I. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No ZN-9-2021 that was held on July 14, 2021, at 7:30PM, regarding a request by Brandon and Megan Baldini, 422 Spaniel Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 562-J-23. 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 5-foot 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. **VARIANCE WAS GRANTED.**

## **6. Pre-Application Advisory Presentations**

Presentation of Taucher Property subdivision

## **7. Old Business**

None

**8. New Business**

- A. Consider a recommendation to Council for a conditional use application known as CU-1-2021 – F45 Franchise Gym, located at 115 Gill Hall Road, lot and block 562-P-35-1, owned by Santi Brocato. Property is zoned R-3. Applicant is proposing to renovate a building (formerly a Synagogue) into a F45 Franchise Gym. The parking lot will be redone to accommodate guests and be ADA compliant. **(End of 60-day review period is August 24, 2021)**
- B. Consider approval for a preliminary and final consolidation plan known as S-4-2021 – Santmyer Consolidation Plan, located at 3008 Phillip Drive – off Worthington Ave, lot and blocks 880-H-194 and 880-H-192, owned by Daniel & Michelle Santmyer. Property is zoned R-2. Applicant wishes to combine lots 3 & 4, of the previously recorded DiMarco Plan, into a single lot. (End of 90-day review period is October 26, 2021)

**9. Reports**

- A. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

None

**11. Reminder: Next Meeting to be **Tuesday**, August 24, 2021**

**12. Adjournment**