

BOROUGH OF JEFFERSON HILLS

PRESIDENT
Karen Bucy

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

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Janice R. Cmar

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David T. Montgomery

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John P. Stinner

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AGENDA

Regular Meeting, **TUESDAY**, June 23, 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 May 19, 2020**
5. **Communications**
 - A. Resolution No. 09-2020, Council approval of a preliminary land development known as SP-1-2020, Quality Landscapes Equipment Building Preliminary Land Development, approved on June 3, 2020.
 - B. Letter dated November 11, 2019 from Gannett Fleming, requesting Planning Commission's Approval to install 3 Master Meter Billing Stations within our Municipality.
 - C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-9-2020 that was held on June 17, 2020 at 7:00 p.m., regarding a request by Donald J. & Kelly D. Greco, 400 Spaniel Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 563-S-76. 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') fence in the rear and front yard without a pool or hot tub to be constructed (1') foot or more from the property lines in the rear and front yard.
 - D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-10-2020 that was held on June 17, 2020 at 7:30 p.m., regarding a request by Columbia Gas Transmission LLC, representing, William Stoffel Jr. and Lori L. Siemon, 3900 Bedell Road, Finleyville PA 15332, owner of Vacant property on Scheinbach Road, lot & block 1275-L-170. The property is zoned R-1, Residential-Agricultural District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 8-502.1 – Elevation and Floodproofing Requirements, and further subject to the minimum standards for all construction and development proposed within any identified floodplain area set forth in

Section 8-503.1 and the Variance Procedures and Conditions set forth in Section 8-802.1. Applicants wish to install a cathodic protection system on an existing natural gas pipeline on a currently vacant lot off of Scheinbach Road. The cathodic protection installation site is located within the 100-year FEMA floodplain of Lobbs Run (Zone A)

- E. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-11-2020 that was held on June 17, 2020 at 8:00 p.m., regarding a request by Columbia Gas Transmission LLC, representing, representing, BAW Real Estate, 1051 Glasshouse Road, Marathon Ashland Petroleum, LLC, Riverview Dr, and 1100 Glasshouse Road Jefferson Hills, PA 15025, lot & blocks 1273-N-315, 1420-A-110 and 1420-A-100. The property is zoned I-2, Heavy Industrial District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 8-502.1 – Elevation and Flood proofing Requirements, and further subject to the minimum standards for all construction and development proposed within any identified floodplain area set forth in Section 8-503.1 and the Variance Procedures and Conditions set forth in Section 8-802.1. Applicants wish to install a cathodic protection system on an existing natural gas pipeline on a currently vacant lot off of Scheinbach Road. The cathodic protection installation site is located within the 100-year FEMA floodplain of Lobbs Run (Zone A)
- F. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-12-2020 to be held on July 16, 2020 at 7:00 p.m., regarding a request by West Jefferson Hills School District requesting a variance for their property located at 875 Old Clairton Road, lot and block 881-A-90. The property is zoned R-1, Residential-Agricultural 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 property line. Appellant is requesting a six foot (6') fence in their front yard without a pool or hot tub that will be 50% see-through.
- G. Notice of a Public Hearing of the UCC Board of Appeals, Appeal No. UCC-1-2020 to be held on July 14, 2020 at 7:00 p.m., regarding an appeal filed by Eastman Chemical Resins, Inc. 2200 State route 837, Jefferson Hills, PA 15025, has filed an appeal to the Jefferson Hills UCC Board of Appeals to a decision made by the Borough Building Official that the 2015 IECC requirements for Mechanical Energy Efficiency. The HVAC units were built to meet NFPA 496 “Pressurized Control Rooms, Section 7.4 static pressure of 0.1 in. of water. Higher than normal outside air is needed to pressurize the building at 0.1” WC static pressure.

6. Pre-Application Advisory Presentations

- A. Presentation by Stephanie Jones for property on State Route 51

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 June 9, 2020)**

8. New Business

- A. 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)**
- B. Consider recommendation to Council to hold a Public Hearing for a Conditional Use known as CU-1-2020, requested by West Jefferson Hills School District, located at 875 Old Clairton Road, to be allowed to install one existing relocatable building that will house 6 classrooms to accommodate the growing enrollment at Jeffers Hills Intermediate School until an addition to the school is complete.

9. Reports

- A. Environmental Advisory Council – Thomas J. Donohue

10. General Business

None

11. Reminder: Next Meeting to be **Tuesday, July 28, 2020**

12. Adjournment