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AGENDA

Regular Meeting, TUESDAY, June 28, 2022 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 26, 2022.**
- 5. Communications**
 - A. Resolution No. 18-2022, Council approval of a preliminary plan known as SP-1-2022, Solar Farm Development Plan, approved on May 9, 2022.
 - B. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-2-2022, that was held on April 28, 2022 at 7:00PM, regarding a request by Amy Paczan, 5005 Blue Ridge Drive, Jefferson Hills, PA 15025, lot & block 768-D-34, 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 variance for a five (5) foot fence in height, without a pool or hot tub, to be constructed in the rear yard of the property at least one (1) foot off of the property lines and Section 202.2.h– Special Yard Requirements. The appellant wishes to build a shed that would expand into the required ten (10) foot setback by five (5) feet, therefore they are requesting a five (5) foot variance. **VARIANCE WAS GRANTED**
 - C. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-3-2022, that was held on April 28, 2022 at 7:30PM, regarding a request by Mark Raymond for a variance at his property 2200 State Route 51, Jefferson Hills, PA 15025. The property is zoned C-1 – Highway Commercial District. The appellant is asking for a variance to the 200ft residential limit to repair automobiles, and therefore is subject to: Zoning Ordinance 712, sections 401.1.c.1.(a) and 1004.32. **VARIANCE WAS GRANTED**
 - D. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-4-2022, that was held on May 26, 2022 at 7:00PM, regarding two requests by Ned Trbovich Sr., 2018 Oak Street, Jefferson Hills, PA 15025, for his vacant property located at 2001 Cherry Street, Jefferson Hills, PA 15025, lot and block 881-P-121. The property is zoned I-1, Planned Industrial District. The appellant is requesting a variance to Zoning Ordinance 712, Section 501.2.a.5 – Side yard setback, minimum allowable setback is 35 ft., and Section 501.2.a.4 – Building Setback, minimum allowable setback is 35 ft. Appellant is requesting a 25' building line setback on both the front and left side yard. **VARIANCE WAS GRANTED**

- E. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal ZN-5-2022, that was held on May 26, 2022 at 7:30PM, regarding a request by Daryl Nath, for a variance for his property located at 4063 Bedel Road, Finleyville PA 15332, lot and block 1137-S-310. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, 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 property is to be subdivided creating a standalone lot with a storage building. Therefore, a variance is needed for the accessory use with no principal use on the lot. **VARIANCE WAS GRANTED**
- F. Notice of a Public Hearing for Zoning Hearing Appeal No. ZN-6-2022, that will be held on June 29, 2022 at 7:00PM, regarding a request by Greg & Kristen Vanscoy for their property located at 350 Vine Street, lot and block 881-G-60. 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 right-side yard, without a pool, that would also extend past the front of the house into the front yard. **VARIANCE WAS GRANTED**
- G. Notice of a Public Hearing for Zoning Hearing Appeal No. ZN -7-2022 that will be held on June 29, 2022 at 7:30PM, regarding a request by Chalimar Dy Buco, 433 Spaniel Lane, Jefferson Hills, PA 15025, lot & block 562-J-18, 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 for a five (5) foot fence in height, to be constructed on both sides of the property and a four and a half (4.5) foot fence in height to be constructed along the back side of the property, without a pool or hot tub, at least one (1) foot off of the property lines. The property is zoned R-2, Low Density Residential District. **VARIANCE WAS GRANTED**

6. Pre-Application Advisory Presentations

None

7. Old Business

- A. Consider a recommendation to Council for a preliminary & final minor subdivision known as S-6-2021 – Nath Subdivision Plan of Lots, located at Bedell Road with a small part located in Union Township, lot and block 1137-S-310, owned by Daryl R. Nath. Property is zoned R-1. Applicant wishes to create one 10-acre parcel with house, garage and pond out of an 89-acre parcel of land. **(End of the extended 90-day review period is August 22, 2022)**

8. New Business

- A. Consider recommendation to Council for a final subdivision known as S-5-2022 - Millstone Village Phase Two, located on Gill Hall Road, lot & blocks 1137-H-25, 1137-S-120, 1137-S-110, 1137-M-48 and 1137-M-60 and 1137-M-85, owned by Millstone Development LLC. Property is zoned R-1. Applicant wishes to complete phase two of the approved preliminary plan that will consist of 97 single family lots. **(End of the Extended 90-Day Review Period is September 26, 2022)**

- B. Consider a recommendation to Council for a final land development known as SP-1-2022 – Solar Farm Development, located at 195 Wall Road, Jefferson Hills PA 15025, lot & block 658-M-50, owned by Port Vue Plumbing. Property is zoned both R-2 and I-2. Applicant wishes to develop a solar farm to generate electricity for Duquesne Light. Approximately 7,300 panels will be installed on 10 acres of the property. **(End of the extended 90-day review period is July 25, 2022)**
- C. Consider approval for a preliminary and final consolidation plan known as S-4-2022 – John J. Scott Consolidation Plan No. 1, located in Floreffe, lot & blocks 1421-C-58 and 1421-C-90, owned by John J. Scott. Property is zoned R-2. Applicant wished to consolidate parcel 1421-C-90 and 1421-C-58 into one lot. **(End of the Extended 90-Day Review Period is September 26, 2022)**
- D. Consider a recommendation to Council for the adoption of the 2018 International Property Maintenance Code.

9. Reports

- A. Environmental Advisory Council – Thomas J. Donohue

10. General Business

- 11. Reminder: Next Meeting to be **Tuesday**, July 26, 2022.**

12. Adjournment