

BOROUGH OF JEFFERSON HILLS

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AGENDA

Regular Meeting, **TUESDAY**, October 27, 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 September 29, 2020**
5. **Communications**
 - A. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-18-2020 that was held on October 1, 2020 at 7:00 pm, regarding a request by Chandra Subedi and Bishnu Mainali, 6029 Independence Drive, Jefferson Hills PA5025, requesting a variance for their property, lot and block 1006-E-114. 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 privacy fences (less than fifty percent (50%) see-through) which are not in excess of six (6) feet in height may be constructed in the rear yard only if they are attached to the principal structure and do not project into the rear yard any farther than twenty (20) feet. Appellants are requesting a six (6) foot privacy fence that would extend into both side yards and only being attached on one side of structure; would project into the rear yard to within one (1) foot of the rear property line; and, would also extend to within one (1) foot of both side property lines. **VARIANCE WAS GRANTED**
 - B. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-19-2020 that was held on October 1, 2020 at 7:30 pm, regarding a request by Andrew & Lisa Withum, 160 Coal Bluff Road, Finleyville, PA 15332, owners of vacant property located on Gill Hall Road, Jefferson Hills, PA 15025, lot & block 1005-N-25, requesting a Use Variance pursuant to Zoning Ordinance 712, Section 501.1. The property is zoned I-1, Industrial District. The appellants are requesting to be allowed to build a single-family dwelling on the property, when such a single-family dwelling is not a permitted principal use in an I-1 Zoning District. **VARIANCE WAS GRANTED**

- C. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-20-2020 that was held on October 20, 2020 at 7:00 p.m., regarding a request by John Ignaczak, 2301 State Street, Jefferson Hills, PA 15025, requesting a variance for his property, lot and block 1134-M-138. 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 right side of the property line, back 60 feet, at least one (1) foot off the property lines not to enclose the property. **VARIANCE WAS GRANTED**

6. Pre-Application Advisory Presentations

None

7. Old Business

- A. 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 November 18, 2020)**
- B. 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 Extended 90-Day Review Period is November 11, 2020)**
- C. Discuss and consider 2018 International Property Maintenance Code for recommendation of adoption by the Borough of Jefferson Hills Council.

8. New Business

- A. Consider a recommendation to Council a preliminary and final approval for a minor subdivision known as S-4-2020 – DePasquali Subdivision, located to the south and east of Wall Road – SR 2036, lot & block 658-H-40, owned by DePasquali Plumbing Inc. Property is zoned R-2. Applicant wishes to subdivide three lots. **(End of the 90-Day Review Period is January 25, 2021.)**
- B. Consider a recommendation to Council for a preliminary and final approval for a consolidation plan known as S-5-2020 – Southwest Greens – Century Drive, located at Century Drive, lot and blocks 1003-F-211, 1003-G23 and 1003-L-62, owned by Southwest Green. Property is zoned B-P. Applicant wishes to consolidate three lots. The proposed project will construct a prefabricated metal building, utility connections and associated stormwater control. **(End of the 90-Day Review Period is January 25, 2021)**
- C. Consider a recommendation to Council for a preliminary land development known as SP-4-2020 - Southwest Greens – Century Drive, located at Century Drive, lot and blocks 1003-F-211, 1003-G-23 and 1003-L-62, owned by Southwest Green. Property is zoned B-P. Applicant is wishing to construct a prefabricated metal building with 1,250 square feet of

office space and 2,500 square feet of warehouse space with associated parking, utility connections and stormwater control. The layout has the potential to add another 1,250 square feet of office space and 1,250 square feet of warehouse. **(End of the 90-Day Review Period is January 25, 2021)**

9. Reports

A. Environmental Advisory Council – Thomas J. Donohue

10. General Business

None

11. Reminder: Next Meeting to be **Tuesday, November 24, 2020**

12. Adjournment