

BOROUGH OF JEFFERSON HILLS

PRESIDENT
Christopher W. King

VICE PRESIDENT
James A. Weber

COUNCIL MEMBERS
Vickie Ielase
Tracey P. Khalil
David T. Montgomery
Kathleen Reynolds
Francis L. Sockman

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

MAYOR
Janice R. Cmar

BOROUGH MANAGER
John P. Stinner

FINANCE OFFICER
Charles W. Bennett

ENGINEER
Michael S. Glistler, P.E.

SOLICITOR
William F. Shimko

AGENDA

Regular Meeting, September 23, 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 August 27, 2019**
5. **Communications**
 - A. Notice of public meeting by the Planning Commission of the Borough of Jefferson Hills, will be held on Monday, September 23, 2019 at 7:00 p.m. at the Jefferson Hills Municipal Building, 925 Old Clairton Road, Jefferson Hills, PA 15025, to review and receive public comment regarding the proposed new Borough Zoning Ordinance and Zoning Map. Following the public comment period, the Commission will consider a recommendation to Borough Council regarding the adoption of said ordinance. The proposed ordinance is part of an overall land development program that is implemented to protect the public health, safety, and welfare.
 - B. Facts & Conclusions: for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-14-2019 was 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 ó 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. **VARIANCE GRANTED**
 - C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-16-2019 to be held on September 30, 2019 at 7:00 p.m., regarding a request by Allegheny Health Network, Jefferson Hospital with a business address of 565 Coal Valley Road, Jefferson Hills, PA 15025, and owner of property known as lot & blocks 660-G-93, 660-G-81 and 660-G-36 vacant properties located on State Route 51 and Coal Valley Road, is requesting a variances to Zoning Ordinance 712, Sections 901.5.D.2.(b) ó Business Identification Signs in order to erect a ground Sign. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to erect an internally illuminated ground Sign that is 75 sq. ft. Zoning Ordinance does not allow for an internally illuminated ground sign and cannot be larger than 24 sq. ft.

- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-17-2019 to be held on September 30, 2019 at 7:30 p.m., regarding a request by Stephen & Lauren Skrainy, requesting a variance for their property at 142 Retriever Drive, Jefferson Hills, PA 15025, lot and block 662-B-167. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.2.f ó Area & Building Regulations - Side Yard setbacks, required setback for accessory structure is 10 ft.; applicant is requesting a 0ft side yard setback for the one side. Appellant is requesting to be allowed to construct a deck around their pool.
- E. Notice of Public Hearing of the Zoning Hearing Board Appeal No. ZN-18-2019 to be held on October 15, 2019 at 7:00 p.m., regarding a request by R. Christian & Shannon M. Shaw, is requesting a variance for their property at 1108 Wakefield Lane, Jefferson Hills, PA 15025, lot and block 661-H-364. The property is zoned R-1, Residential-Agricultural District. The appellant is requesting a variance to Zoning Ordinance 712, Section 201.2.f ó Area & Building Regulations - Side Yard setbacks, required setback for structure is 10 ft.; applicant is requesting a 5ft side yard setback for the one side. Appellant is requesting to be allowed to construct a 25'x35' attached garage.
- F. Notice of Public Hearing of the Zoning Hearing Board Appeal No. ZN-19-2019 to be held on October 15, 2019 at 7:30 p.m., regarding a request by Michael Plavchak Jr, 2760 Ridge Road, Finleyville, PA 15332, lot & block 1003-L-158, is requesting a variance to Zoning Ordinance 712, Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned C-1, Highway Commercial District. Appellant is requesting to be allowed to construct an addition to the existing residential home that was grandfathered in as a single family home. The 30'x40' addition will meet all other setbacks required in the zoning ordinance.
- G. Resolution No. 32-2019, Council approval of a final subdivision plan known as S-9-2019, Jefferson Memorial Park Plan of Lots, approved on September 9, 2019.
- H. Resolution No. 33-2019, Council approval of a final approval to land development plan known as SP-10-2019, Evolution Automation Land Development, approved on September 9, 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 requested to be tabled for September and requested a 90-day extension until January 19, 2020)**
- C. 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.

- D. 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 49øx203ø 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) (Applicant requested to be tabled for September)**

8. New Business

- A. Consider approval for a final subdivision plan known as S-10-2019 ó Hunters Preserve Plan No 2, located at West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes Inc. Property is zoned R-2. Applicant wishes to subdivide one parcel into 55 single family lots. **(End of 90-day review period is December 23, 2019) (The Applicant requested to be tabled for September)**
- B. Review of draft Zoning Ordinance and Map
- C. Public comments on draft of Zoning Ordinance and Map
- D. Consider recommendation to Borough Council on draft Zoning Ordinance and Map

9. Reports

- A. Environmental Advisory Council ó Thomas J. Donohue

10. General Business

11. Reminder: Next Meeting to be Monday, October 28, 2019

12. Adjournment