**BOROUGH OF JEFFERSON HILLS**

**REGULAR MEETING OF THE PLANNING COMMISSION**

**MINUTES OF April 26, 2022**

Presiding Officer: David Montgomery, Chairman

Acting Secretary: Derek Reckard

The scheduled regular meeting of the Planning Commission was held on April 26, 2022. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. Following the Pledge of Allegiance, roll call was taken.

**PRESENT:**

Seven members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Dean, Montgomery, Polick, Reckard, Ripley and Ruscitto.

**ABSENT:**

Mr. Donohue

 Mr. Hynes

**ALSO IN ATTENDANCE:**

 Kerry Fraas, Solicitor

 Mike Glister, Borough Engineer

 Mark Reidenbach, Gateway Engineer

 John Stinner, Borough Manager

 Jenni Easton, Planning Consultant

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

Lisa Marcucci spoke under new business regarding item A., amending the current Zoning Map to remove the Unconventional Well Overlay Districts.

**MINUTES APPROVED:**

1. The minutes of the regular meeting of February 22, 2022 were approved on a motion by Mrs. Ruscitto ­­­seconded by Mr. Dean and carried unanimously.

**COMMUNICATIONS:**

1. Resolution No. 01-2022, Council approval of a final subdivision known as S-8-2021, Deer Hollow Plan Phase 2, approved on January 10, 2022.
2. Resolution No. 06-2022, Council approval of a final subdivision known as S-1-2022, Pleasant Grove Plan of Lots, approved on February 14, 2022.
3. Resolution No. 11-2022, Council approval of a final subdivision known as S-2-2022, Millstone Village Phase 1, approved on March 14, 2022.
4. Resolution No. 12-2022, Council approval of a preliminary and final subdivision known as S-3-2022, Moses Subdivision No. 2, approved on March 14, 2022.
5. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-1-2022 that was held on March 28, 2022 regarding a request by Brett Stoffel, 1010 Park Street, Jefferson Hills, PA 15025, requesting a variance for his property, lot and block 1421-C-158. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.9.b – Fences Enclosing Swimming Pools Accessory to Private Residences. The ordinance states that all swimming pools shall be enclosed by a wall or fence with self-latching gate not less than five (5) feet in height and not more than six (6) feet in height. Appellant is requesting to be allowed to keep their four (4’) foot fence to enclose an in-ground pool. **VARIANCE WAS GRANTED**
6. Notice of a Public Hearing for Zoning Hearing Board Appeal No. ZN-2-2022, that will be 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.

1. Notice of a Public Hearing for Zoning Hearing Board Appeal No. ZN-3-2022, that will be held on April 28, 2022 at 7:30PM, regarding a request by Mark Raymond for a variance for his property located at 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.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

 None

**OLD BUSINESS:**

1. On a motion by Mrs. Ruscitto, seconded by Mr. Dean, and carried unanimously, a recommendation to Council was approved for a preliminary 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. Applicant wishes to develop a solar farm to generate electricity for Duquesne Light.
2. On a motion by Mr. Alvi, seconded by Mr. Polick, 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 was tabled until the May Planning Commission meeting.

**NEW BUSINESS:**

1. The Planning Commission along with Jenni Easton, Planning Consultant for the Borough of Jefferson Hills, discussed amending the current Zoning Map to remove the Unconventional Well Overlay Districts.
2. A discussion occurred on the 2020 draft Zoning Ordinance and Map in preparation for the Comprehensive Planning Process. Discussion took place on the steps needed to bring the Zoning Map up to date and to start the hearing process.

**REPORTS:**

1. Environmental Advisory Council – Mr. Polick gave the report in place of Mr. Donohue. The Jefferson Hills Cleanup Day was delayed due to bad weather. The Boy Scouts’ dedication to Peters Creek Road cleanup is postponed to a future date. A meeting with US Steel took place and the minutes to that meeting will be available on the Borough’s website. Excessive salt usage within the Borough was discussed. The EAC will be meeting on April 27, 2022 at the Gill Hall Community Center.

**GENERAL BUSINESS:**

1. Mr. Montgomery asked for volunteers to be on the IPMC Committee. Mr. Reckard, Mr. Ripley and Mr. Dean volunteered.
2. Mr. Montgomery spoke of training opportunities that will become available to the Planning Commission.
3. Mr. Montgomery welcomed Kevin Polick to the Planning Commission.

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Dean at 7:29 p.m.

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 Derek Reckard, Acting Secretary