

**BOROUGH OF JEFFERSON HILLS  
REGULAR MEETING OF THE PLANNING COMMISSION**

**MINUTES OF April 27, 2021**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on April 27, 2021. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Community Room of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. Following the Pledge of Allegiance, roll call was taken.

**PRESENT:**

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

**ABSENT:** Mr. Donohue, Mr. Hynes, Mr. Polick and Mrs. Ruscitto

**ALSO IN ATTENDANCE:**

Kerry Fraas, Solicitor  
Mike Glister, Borough Engineer  
John Stinner, Borough Manager

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

None

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of March 23, 2021 were approved on a motion by Mr. Reckard seconded by Mr. Dean and carried unanimously.

**COMMUNICATIONS:**

- A. Facts and Conclusions for Zoning Hearing Board Appeal No ZN-1-2021 that was held on March 31, 2021 at 7:30 pm, regarding a request by Perks Solar Energy, LLC, 3716 Liberty Way, McKeesport PA 15133, owners of property located at 195 Wall Road, Jefferson Hills, PA 15025, Block and Lot 658-M-50, are requesting a Use by Special Exception pursuant to the requirements of Zoning Ordinance 712, section 502.1(c)1(b) and section 202.1(c)1(a). The property is zoned partially in the I-2 Heavy Industrial District and partially zoned in the R-2, Low Density Residential District. The appellant is requesting to construct a 3 MW solar array on approximately nine acres of land which is located in both the I-2 and R-2 zoning districts. Appellant is requesting a Use by Special Exception for approval to build the solar array which would be subject to the requirements set forth in Section 502.1(c)1(b) Comparable Uses Not Specifically Listed

for the I-2 District and in Section 202.1(c )1(a) Essential Services and Public Service Corporation Facilities for the R-2 District. VARIANCE WAS GRANTED subject to the applicant keeping the existing vegetation and trees that separate the proposed site and the residential Wall Plan, and also that the decibel level of noise in the Wall residential Plan does not increase by any level from the current decibel level as a result of the inverter station to be located on the proposed site.

- B. Facts and Conclusions for Zoning Hearing Board Appeal No ZN-3-2021 that was held on March 31, 2021 at 7:00 pm, regarding a request by Grady Luzier, 216 Shellbark Street, Jefferson Hills PA 15025, is requesting a variance for their property, lot and block 881-C190. The property is zoned R-4, High Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 204.2.e – Area and Bulk Regulations, Front Yard Size with a minimum allowance of 35 ft. to allow them to have a minimum of 10 ft. to construct a single-family dwelling. VARIANCE WAS GRANTED
- C. Notice of Public Hearing for Zoning Hearing Appeal No. ZN-4-2021 that will be held on May 13, 2021 at 7:00 pm, Maura & Anthony Palermo, 307 Greene Drive, Jefferson Hills, are requesting a variance for their property, lot and block 884-D-40. The property is zoned R-2, Low Density Residential District. The appellants are 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 and privacy of less than fifty percent see-through. Appellant is requesting to be allowed to keep their four (4') foot fence to enclose an in-ground pool.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

**OLD BUSINESS:**

- A. On a motion by Mr. Alvi, seconded by Mr. Dean and carried unanimously, approval was recommended to Council for a final subdivision known as S-2-2021 – Krizbai Plan of Lots, located at 326 Old Clairton Road, lot and block 661-M-40, owned by Adam Krizbai. Property is zoned R-1. (End of the 90-Day Review Period is June 21, 2021)
- B. The committee did not meet to discuss the 2018 International Property Maintenance Code.

**NEW BUSINESS:**

- A. On a motion by Mr. Reckard, seconded by Mr. Ripley and carried unanimously, approval was granted for a final minor subdivision known as S-3-2021 – 7th Revision to the Castors' Farm Plan of Lots, located at 2049 Ridge Road, lot and blocks 1136-B-34, 1136-B-177 & 1136-C-3, owned by Richard & Amy Sofranko. Property is zoned R-1. (End of the 90-Day Review Period is July 27, 2021)

**REPORTS:**

- A. Environmental Advisory Council – Thomas J. Donohue was absent from the meeting and Mr. Montgomery read his report as follows: Progress is happening on the Walk Works Project. Mr. Stinner stated that they are focusing on sidewalks within the Borough, especially near the schools. The grant application is due May 16, 2021 and we will find out sometime this summer if we are awarded. The Borough applied for a grant on behalf of the Montour Trail Corporation to help install a sidewalk in front of Clark Testing and the Slater Funeral Home. Discussion took place regarding salt usage in the Borough, litter control on Peters Road, water quality within the Borough and the agreement with U.S. Steel regarding air quality. The Environmental Advisory Council and the Recreation Board took a tour of Beetle Park.

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Reckard, seconded by Mr. Dean at 7:24 p.m.

  
Christopher Hynes, Secretary