

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

MINUTES OF APRIL 24, 2017

Presiding Officer: David Montgomery, Chairman

Acting Secretary: Chad Appelt

The scheduled regular meeting of the Planning Commission was held on Monday, April 24, 2017. 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:

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

ABSENT:

Messrs. Daily and Hynes

ALSO IN ATTENDANCE:

William Shimko, Solicitor
Mike Glister, Gateway Engineers

CITIZENS/TAXPAYERS COMMENTS:

- A. Paul M. Petra, 1039 Riverview Drive, and Mr. Rich Wojnar, 2060 Riverview Drive, addressed their concerns regarding group homes within the Borough and is requesting that there are more regulations within the Zoning Ordinance as to what they can and cannot do.

Mr. Shimko arrived at 7:06

MINUTES APPROVED:

- A. The minutes of the regular meeting of March 27, 2017, were approved on a motion by Mr. Donohue seconded by Mr. Appelt, and carried unanimously.

COMMUNICATIONS:

- A. Notice of a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-3-2017, to be held on Wednesday, April 26, 2017, at 7:00 p.m., regarding a request by Gloria & Brad Koehlinger, 5004 Blue Ridge Drive, lot and block 768-D-52. 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 five foot (5') fence in their back yard without a pool.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. On a motion by Mr. Appelt, seconded by Mr. Reckard and carried unanimously, preliminary approval for a preliminary subdivision known as PS-1-2017 – Betler Plan of Lots, owned by Albert and Tracy Betler, Jr., located at 1506 Gill Hall Road, lot and block 1006-G-265, zoned R-2, low density residential district, to subdivide into 6 single family lots plus 1 existing lot that will be given additional acreage was tabled until the May 29, 2017 regularly scheduled Planning Commission meeting.

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue reported that the Council did site tours of Washington Square, Jefferson Estates and Thomas Jefferson Drive.
- B. Mr. Montgomery asked for volunteers to be on the Ordinance Committee to work on the zoning ordinance. Mr. Donohue, Mr. Alvi and Mr. Reckard volunteered. Mr. Montgomery will be an ex officio member.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Appelt at 8:10 p.m.


Chad Appelt, Acting Secretary