

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

MINUTES OF APRIL 27, 2020

Presiding Officer: David Montgomery, Chairman
Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on April 27, 2020 via conference call. Chairman David Montgomery called the meeting to order at 5:45 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, Donohue, Hynes (arrived at 5:50), Montgomery Polick, Reckard and Ruscitto.

ABSENT:

ALSO IN ATTENDANCE:

J. Deron Garbriel
Kerry Fraas, Solicitor
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineers
John Stinner, Borough Manager

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of January 27, 2020 were approved on a motion by Mr. Reckard seconded by Mr. Polick and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 06-2020, Council approval of a preliminary land development known as SP-9-2019, Kurt Lesker Preliminary Land Development, approved on February 10, 2020.

Mr. Hynes arrived at 5:50

- B. Notice of a Rescheduled Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-2-2020 that was held on February 20, 2020 at 7:00 p.m., regarding a

request by Gilbert T. & Bethany F. Kokowski, 228 Washington Drive, Jefferson Hills, PA 15025, are requesting a variance for their property, lot and block 769-S-81. The properties are zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.c – Applicants are requesting to construct a 4' fence in the front yard of a corner lot for a fence that is at least fifty percent (50%) see-through and which is not in excess of four (4) feet in height which ordinance requires that such fences only be located in the rear and side yards. **VARIANCE WAS GRANTED**

- C. Notice of a Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-4-2020 that was held on February 25, 2020 at 7:00 p.m., regarding a request by Keith Mincin Quality Landscapes and Hardscapes, LLC, 317 Ruthwood Avenue, Pittsburgh, PA 15227, owners of property located at 1229 Peters Creek Road, Jefferson Hills, PA 15025, lot and block 765-R-125, requesting a variance to Zoning Ordinance 712, section 501.7 – Buffer Area, ordinance requires all property lines which adjoin residential zoning classification and Conservation Districts, must have a buffer area which is at least fifteen (15) feet in depth as measured from the property line and which shall be comprised of two (2) rows of plantings creating a high level and low level screen, consisting of a mix of at least sixty-five percent (65%) evergreen and thirty-five percent (35%) deciduous plant materials. The low level screen shall be a minimum of three (3) feet in height at the time of planting and the high level screen shall be a minimum of six (6) feet in height at the time of planting. Plant materials shall be staggered in such a manner as to provide a minimum of sixty percent (60%) opaque visual barrier. The property is zoned I-I-Planned Industrial Area. The Appellants are requesting to be allowed to preserve the existing vegetation in lieu of the buffer area requirements of the Ordinance along residential boundaries where said existing vegetation is present and provides an adequate buffer. **VARIANCE WAS GRANTED**
- D. Notice of a Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-5-2020 that was held on February 25, 2020 at 7:30 p.m., regarding a request by Matthew and Beth Suppok 209 Wray Large Road, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 659-G-200. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 202.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of 26' feet, rather than the minimum 35' setback required to build a garage addition. **VARIANCE WAS GRANTED**
- E. Notice of a Public Hearing and Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-6-2020 that was held on February 25, 2020 at 8:00 p.m., regarding a request by Donald O. Papin, 153 Gilmore Road, Finleyville, PA 15332, representing, Rebecca S. Manns & George A. Fedela, owners of vacant property located on Piney Fork Road, Jefferson Hills, PA 15025, requesting a Use by Special Exception pursuant to Zoning Ordinance 712, Section 205.1.b.1.(c), and further subject to the provisions of Subsection 1004.28(a) for their property, lot and block 1006-R-4. The property is zoned R-5, Special Residential District. The appellants are requesting to be allowed to build a single family dwelling and garage on the property. **SPECIAL EXCEPTION WAS GRANTED**
- F. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-7-2020 to be held on April 28, 2020 at 7:00 p.m., regarding a request by Michael A. & Wendy L. Vario, 1325 Bedford Road, Irwin, PA 15642, owners of vacant property located on Waterman Road, Jefferson Hills, PA 15025, lot & block 1005-K-20, 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.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. Consider a recommendation to Council for a preliminary land development known as SP-9-2018 – 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 COURT ORDERED STAY.**
- B. On a motion by Mr. Alvi, seconded by Mr. Polick and carried unanimously, approval for 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 was tabled until the May Planning Commission meeting. **(End of the Extended 90-Day Review Period is June 9, 2020)**

NEW BUSINESS:

- A. On a motion by Mr. Alvi, seconded by Mr. Hynes and carried unanimously, approval for a preliminary land development plan known as SP-1-2020 – Quality Landscapes Equipment Building, located at 1229 Peters Creek Road, lot and block 765-R-125, owned by Quality Landscapes and Hardscapes LLC was tabled until the May Planning Commission meeting. **(End of the 90-Day Review Period is June 22, 2020)**
- B. On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, approval was recommended to Council, subject to the stormwater management agreement being completed, for a final land development plan known as SP-2-2020 – Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company. **(End of the 90-Day Review Period is June 22, 2020)**
- C. On a motion by Mr. Donohue, seconded by Mr. Hynes and carried unanimously, approval was recommended to the Zoning Hearing Board with the recommendation that they consider a visual low level buffer be required adjacent to Route 51, for Zoning Hearing ZN-8-2020, to be held on March 26, 2020, regarding a request by Jeffrey Westlund, 655 Weigles Hill Road, Elizabeth, PA 15037, representing Lorigan LLC, owners of vacant property located at 1371 State Route 51, Jefferson Hills, PA 15143, lot & block 766-E-100, requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to sell used vehicles.

REPORTS:

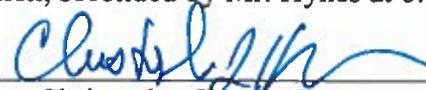
- A. Environmental Advisory Council – Mr. Donohue stated they did not meet in April.

GENERAL BUSINESS:

- A. Mr. Montgomery asked if the Commission were in agreement to move all future Planning Commission meetings to the fourth Tuesday of the month to accommodate Mr. Fraas's schedule. The members agreed to the change.

ADJOURNMENT:

The meeting was adjourned on a motion by Polick, seconded by Mr. Hynes at 6:40 p.m.



Christopher Hynes, Secretary

