

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

MINUTES OF APRIL 23, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, April 23, 2018. 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, Daily, Donohue, Hynes and Montgomery.

ABSENT:

Mr. Reckard

ALSO IN ATTENDANCE:

William Shimko, Solicitor
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineers

CITIZENS/TAXPAYERS COMMENTS:

- A. The following people spoke to the Commission on their concerns for the S-3-2018 – VCS/AUUE Subdivision and Consolidation Plan and the Gill Hall Fire Dept.:
1. Stephanie Martinis – 5024 Alta Vista Drive
 2. Tom Poljak – 5005 Alta Vista Drive
 3. Carolina Guenther – 5020 Alta Vista Drive
 4. Charlotte Sprites – 595 Old Clairton Road
 5. James Sprites – 609 Old Clairton Road
 6. Gail Snyder – 221 Regina Drive
 7. Karen Bucy – 410 W Deer Park Drive – In regards to the Gill Hall Fire Dept.
 8. Julie Sprites – 609 Old Clairton Road
 9. Anna Cotter – 416 Toura Drive, Pleasant Hills

MINUTES APPROVED:

- A. The minutes of the regular meeting of March 26, 2018, were approved on a motion by Mr. Donohue seconded by Mr. Alvi, and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for a Zoning Hearing Appeal No ZN-3-2018, that was held on Tuesday, April 10, 2018, at 7:00 p.m., regarding a request by Robert C. & Cara L. Breisinger are requesting a variance for their property located at 469 Pearson Road, lot and block 883-C-180. 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 side, rear yard without a pool that would also extend six feet (6') past the front of the house into the front yard on one side. **Variance was granted.**
- B. Resolution No. 9-2018, Council approval of subdivision known as S-1-2018 – McGuirk Family Limited Partnership Subdivision, approved on April 9, 2018.
- C. Notice of a Public Hearing of the Zoning Hearing Appeal No ZN-4-2018, to be held on Thursday, May 10, 2018, at 7:00 p.m., regarding a request by Brian Lorson & Patricia Philiph requesting a variance for their property located at 342 Greene Drive, lot and block 884-D-65. The property is zoned R-2, Low Density Residential 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 privacy fences (less than fifty percent (50%) see-through) which are not in excess of six (6) feet in height may be constructed in the rear yard only if they are attached to the principal structure and do not project into the rear yard any farther than twenty (20) feet. Appellant is requesting a six foot (6') privacy fence in their side and rear yard without a pool to be constructed one (1') foot from the property lines and extending more than twenty (20) feet into the rear yard from the principal structure.
- D. Notice of a Public Hearing of the Zoning Hearing Appeal No ZN-5-2018, to be held on Thursday, May 10, 2018, at 7:30 p.m., regarding a request by Keith J. & Kathleen L. Salamony, requesting two variances for their property at 116 Neilson Drive, Jefferson Hills, PA 15025, lot and block 883-J-127. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.2.f – Area & Building Regulations - Side Yard setbacks, required setback for accessory structure is 10 ft.; applicant is requesting an 8 ft side yard setback. The applicant is also requesting a variance to Section 202.2.j –Height of Building, maximum allowable height is 15 ft. and 1 story. Appellant is requesting to be allowed to construct a 14x24 garage with a height of 15'7".
- E. Letter from Daniel J. Stuart, Marcus & Shapira LLP, dated April 23, 2018, regarding Recusal of Derek A. Reckard from all matters that relate to UPMC.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Daily and carried unanimously, recommendation to Council for preliminary approval for a subdivision known as S-3-2018 was tabled at the request of the applicant until the June 2018 Planning Commission meeting, subject to applicant giving Council a 90-day extension of the review period – VCS/AUUE Subdivision and Consolidation Plan, located at 3000 Practice Tee Drive, Elliott Road and State Route 51 (former drive-in site), lot and blocks 660-S-40, 767-D-375, 767-G-200, 767-H-14 and 660-L-67, owned by VCS Associates and AUUE Inc. Property is zoned O-P, C-1 and R-1. Applicants are requesting that the lands of VCS

Associates be subdivided into two (2) parcels. One parcel will remain with VCS Associates, Inc. and be known as Parcel 1. The other parcel will be conveyed to AUUE, Inc. and consolidated onto lands of AUUE, Inc. to create Parcel 2. (End of 90-day review period is June 25, 2018)

NEW BUSINESS:

- A. Due to lack of quorum, no action could be taken on a preliminary approval for a land development known as SP-1-2018 – Allegheny Health Network – Jefferson Hospital ER Renovation, located at 565 Coal Valley Road, lot and block 560-J-50-0-1, owned by Allegheny Health Network – Jefferson Hospital. Property is zoned O-P. Applicant is proposing to construct a building addition to the existing hospital as well as some parking modifications. Quorum could not be obtained for any vote as Mr. Hynes recused himself due to his employment at Allegheny Health Network – Jefferson Hospital for contractor South Pittsburgh Anesthesia. Applicant noted its desire to seek a SALDO modification/waiver to allow it to pursue preliminary and final land development approvals concurrently and was directed to submit a written request. (End of 90-day review period is July 22, 2018)

- B. On a motion by Mr. Alvi, seconded by Mr. Daily and carried unanimously, recommendation to Council for final approval for a subdivision known as S-4-2018 was tabled at the request of the applicant, Hunters Preserve Plan No. 1, located on West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes, Inc. Property is zoned R-2. Applicant is seeking final approval for a 26-lot subdivision of Plan 1 in the Hunters Preserve Plan of Lots. (End of 90-day review period is July 22, 2018)

- C. On a motion by Mr. Daily, seconded by Mr. Donohue and carried unanimously, recommendation to Council for a preliminary and final approval for a subdivision known as S-5-2018 was tabled, Moses Subdivision, located at 1390 Marion Drive, lot and block 1003-N-215. Property is zoned R-2. Applicant is proposing to subdivide existing parcel into 2 lots. Lot #1 will contain the existing dwelling. Lot #2 is intended to be used for a future single family dwelling. (End of 90-day review period is July 22, 2018)

REPORTS:

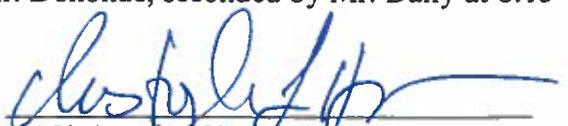
- A. Environmental Advisory Council - Mr. Donohue stated the EAC is meeting with Mr. Richard to do a walking tour of his proposed development to discuss the possibility of a potential walking trail. Mr. Donohue also stated the EAC is in the process of setting up a public seminar on Marcellus Shale drilling.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Donohue, seconded by Mr. Daily at 8:15 p.m.


Christopher Hynes, Secretary