

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

MINUTES OF AUGUST 25, 2020

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on August 25, 2020. Chairman David Montgomery called the meeting to order at 7:15 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:

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

ABSENT:

None

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineers
John Stinner, Borough Manager

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

- A. Tom Poljak, 5005 Alta Vista Drive – spoke on his opposition of UPMC
- B. Mark D'Angelo, 5023 Alta Vista Drive – expressed his concerns regarding UPMC via email
- C. Stephanie Martinis, 5024 Alta Vista Drive - expressed her concerns regarding UPMC via email
- D. Blane Allan, 704 Old Clairton Road - expressed his concerns regarding UPMC via email
- E. Tracy Szemanski, 5035 Alta Vista Drive - expressed her concerns regarding UPMC via email
- F. Paul, Stephanie and Melissa Sovak, 517 Old Clairton Road - expressed their concerns regarding UPMC via email
- G. Charlotte Ivak, 110 McArthur - expressed her concerns regarding UPMC via email
- H. Janet Waldron, 423 Elliot Road - expressed her concerns regarding UPMC via email
- I. Triscia McCann, 427 Elliot Road - expressed her concerns regarding UPMC via email
- J. Deborah and Gregory Balas, 532 Old Clairton Road - expressed their concerns regarding UPMC via email
- K. Michelle Cheplic, 801 Old Clairton Road - expressed her concerns regarding UPMC via email

- L. Daniel J Stuart, Marcus & Shapria LLP – gave statement on behalf of residents opposed to UPMC South

MINUTES APPROVED:

- A. The minutes of the regular meeting of July 28, 2020 were approved on a motion by Mr. Reckard seconded by Mr. Polick and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-13-2020 that was held on July 29, 2020 at 7:00 p.m., regarding a request by Brian and Alyssa Mathews, 313 Greene Drive, Jefferson Hills, are requesting a variance for their property, lot and block 884-D-34. 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. **VARIANCE WAS APPROVED**
- B. Notice of a Public Hearing for the Zoning Hearing Board Appeal No. ZN-15-2020 to be held on August 26, 2020 at 7:00 p.m., regarding a request by Patrick & Kelsey Burns, 407 Hindman Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 769-S-55. The property is zoned R-2, Low Density Residential District. The appellants are 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 five-foot (5') see-through fence, without a pool or hot tub, to be constructed in the rear and side yards on the property lines instead of at least one (1) foot off of the property lines.
- C. Notice of a Public Hearing for the Zoning Hearing Board Appeal No. ZN-16-2020 to be held on August 26, 2020 at 7:30 p.m., regarding a request by Donna Marie & David Oster, 6009 Walton Road, Finleyville PA 15332, requesting a variance for their property, lot and block 1134-F-80. 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 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 six-foot (6') privacy fence, without a pool or hot tub, to be constructed in the front and one side and small part of the rear yard on the one side of the property at least one (1) foot off of the property lines not to enclose the property.
- D. Notice of a Public Hearing for the Zoning Hearing Board Appeal No. ZN-17-2020 to be held on August 26, 2020 at 8:00 p.m., regarding a request by Gregory Sylvester, 3336 Woodwind Drive, Jefferson Hills PA 15025, requesting a variance for their property, lot and block 662-D-133. 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 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 six-foot (6') privacy fence, without a pool or hot tub, to be constructed on the left side of the property line, back 48 feet and across the back at least one (1) foot off of the property lines not to enclose the property.

- E. Resolution No. 12-2020, Council approval of a final land development known as SP-3-2020, Quality Landscapes Equipment Building Preliminary Land Development, approved on August 10, 2020.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Polick, seconded by Mr. Reckard carried with a 5-2-0 roll call vote with Messrs. Alvi, Donohue, Montgomery, Polick, and Reckard voting yes and Mr. Hynes and Mrs. Ruscitto voting no, 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., was tabled until the September Planning Commission meeting.
- B. On a motion by Mr. Polick, seconded by Mr. Hynes carried unanimously, approval for a preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Armoni 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 September Planning Commission meeting. **(End of the 90-Day Review Period is September 16, 2020)**
- C. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously, approval to Council for a preliminary subdivision known as PS-1-2020 - Millstone Village, located on Gill Hall Road, lot & blocks 1137-S-120, 1137-H-25, 1137-S-110, 1137-M-85, 1137-M-60 and 1137-M-48, owned by Millstone Development LLC, was tabled until the September Planning Commission meeting. **(End of the 90-Day Review Period is September 21, 2020)**

NEW BUSINESS:

- A. On a motion by Mrs. Ruscitto, seconded by Mr. Polick and carried unanimously, approval was granted, subject to the removal of one of the sheds and all comments from Borough Engineer review letter dated August 19, 2020 be completed prior to signing, for a preliminary and final lot consolidation known as S-2-2020 – Cherie Jackson Consolidation Plan, located at 137 Reed Drive, lot and blocks 659-C-230 & 659-G-6, owned by Cherie Jackson. Applicant wants to consolidate two lots into one for a second-floor addition. **(End of the 90-Day Review Period is November 23, 2020)**
- B. On a motion by Mr. Donohue, seconded by Mrs. Ruscitto and carried unanimously, approval was recommended to Council for a preliminary and final subdivision known as S-3-2020 – Richard Plan of Lots Phase 4, located on Council Place, lot and block 881-A-250, owned by Steven A. & Andrea L. Richard. Property is zoned R-1. Applicant wishes to do a lot line revision to the unrecorded plan Pinecrest Estates Plan No. 1. **(End of the 90-Day Review Period is November 23, 2020)**

C. Mrs. Ruscitto made a motion to recommend adopting the 2018 International Property Maintenance Code to Council, no second, motion died. Committee was formed to review prior to next meeting before making a recommendation. The members of the committee are Nicole Ruscitto, Derrick Reckard and Keith Polick.

D. **REPORTS:**

A. Environmental Advisory Council – Thomas J. Donohue reported there was no meeting last month. He did report that progress was made on the pier project. Mr. Alvi did preliminary geotechnical review of the area. He got some input from Mike Glister and John Stinner.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mrs. Ruscitto, seconded by Mr. Alvi at 9:02 p.m.



Christopher Hynes, Secretary