

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

MINUTES OF TUESDAY, AUGUST 27, 2019

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Tuesday August 27, 2019. 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:

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

ABSENT:

None

ALSO IN ATTENDANCE:

William Shimko, Solicitor
John Trant, Planning Consultant
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 July 22, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Hynes and carried with a 6-1-0 roll call vote with Messrs. Daily, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Donohue voting no.

COMMUNICATIONS:

- A. Notice of a public hearing to be held before the Council of the Borough of Jefferson Hills on September 4, 2019 at 6:00 p.m. in the Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025 to consider the application of the Southwest Billboards (CU-3-2019) for conditional use approval to erect a billboard at lot and block 766-S-80 located at 1601 State Route 51.
- B. Facts & Conclusions: for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-13-2019 that was held on July 16, 2019 at 7:00 p.m., regarding a request by Howard Kerlin and Mary Williams requesting a variance for their property located at 2036 Scotia Hollow Road. The

property is zoned R-2, Low Density Residential District. The appellants wish to construct a 24'x30'x22' detached garage. They are requesting a variance from Zoning Ordinance 712 section 202.2.j – Height of Building, maximum of 15 feet, one story, to be increased to 22 feet. Persons having an interest in the proceeding are invited to attend and take part as they deem advisable.
VARIANCE GRANTED

- C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-14-2019 to be held on September 3, 2019 at 7:00 p.m., regarding a request by Scott & Amber Pearson, requesting a variance for their property at 8000 Independence Drive, Jefferson Hills, PA 15025, lot and block 1006-K-45. 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 a 5ft side yard setback for the two sides. Appellant is requesting to be allowed to construct a deck around their pool.
- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-15-2019 to be held on September 3, 2019 at 7:30 p.m., regarding a request by Anthony & Bethany Armaly, owner of vacant lot 128 Oakwood Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 660-B-280. The property is zoned R-1, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 201.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of 25' feet, rather than the minimum 40' setback required to build a new home.
- E. Resolution No. 24-2019, Council approval of a preliminary land development plan known as SP-5-2019, Evolution Automation Land Development, approved on August 12, 2019.
- F. Resolution No. 25-2019, Council approval of a preliminary and final approval to the subdivision plan known as S-6-2019, St. Moritz Subdivision, approved on August 12, 2019.
- G. Resolution No. 26-2019, Council approval of final approval to the subdivision plan known as S-7-2019, FVJM Partnership Subdivision, approved on August 12, 2019.
- H. Resolution No. 27-2019, Council approval of final approval to the land development plan known as SP-8-2019, Beedle Park Concession Stand, approved on August 12, 2019.
- I. Notice of a Public Hearing of the Zoning Hearing Board that will be held in the **Auditorium of The Thomas Jefferson High School, 830 Old Clairton Road, Jefferson Hills, PA 15025, on September 16, 2019, at 7:00 p.m.**, for this continued hearing before the Zoning Hearing Board for the purpose of the Zoning Hearing Board voting on this Appeal from Group of 104 Jefferson Hills Residents, in care of Marcus and Shapira, LLP, 301 Grant Street, 35th Floor, Pittsburgh, PA 15219, are appealing the Jefferson Hills Borough Zoning Officer's granting of a Zoning Permit to AUUE, Inc., with its principal offices located at 600 Grant Street, 60th Floor, Pittsburgh, PA 15219, and with a business name of UPMC, for the building of a Medical Center comprised of a Hospital, Medical Clinic, Medical Professional Offices and a Helipad as an Accessory Use, for property located at the corner of State Route 51 and Elliott Road, Jefferson Hills, PA 15025, Block and Lot Nos. 767-G-200; 767-D-375; 767-H-14; 660-L-67; and, 660-S-40. A portion of the property is zoned O-P, Office Park District and a portion of the property zoned R-1, Residential-Agricultural, with said Zoning Permit limited to the parcels and portions of parcels in the O-P, Office Park District pursuant to 712, Sections 701.1 thru 701.8 of the Jefferson Hills Borough Zoning Ordinance

PRE-APPLICATION ADVISORY PRESENTATIONS:

- A. Lori Bartrug, 708 Waterman Road, co-owner of property lot & block 1005-F-250 – spoke in regards to her concerns regarding the proposed Beams Run Road Trail and the zoning change for her property.

- B. Catherine LaFleur, 406 David Ct., Bel Air, MD 21015, co-owner of property lot & block 1005-F-250 – Spoke in regards to her concerns regarding the proposed Beams Run Road Trail and the zoning change for her property.
- C. Joe Sekulich, 1038 Waterman Road, co-owner of property lot & block 1005-F-250 – Spoke in regards to his opposition of the zoning change for his property.

OLD BUSINESS:

- A. 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 MPC STAY.**
- B. On a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously, preliminary approval for a land development known as SP-7-2019 – Riverlift Office and Garage, located at 1000 Madison Avenue, lot and block 1273-D-288, owned by Clairton Slag DBA Riverlift Industries was tabled until the September Planning Commission meeting. **(End of 90-day review period is October 21, 2019)**

NEW BUSINESS:

- A. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously, preliminary approval for a conditional use known as CU-3-2019 – NE DBA SW Billboard, located at 1601 State Route 51 lot and block 766-S-80, owned by Lois Pickering was tabled until the September Planning Commission Meeting.
- B. On a motion by Mr. Hynes, seconded by Mr. Reckard and carried unanimously, final approval was recommended to Council subject; 1) the final subdivision approval of S-9-2019-Jefferson Memorial Park Plan of Lots being approved by Council; and 2) the construction completed as detailed in Stormwater Management Plan; for a land development plan known as SP-10-2019 – Evolution Automation, located at Cochran Mill and Hough Road, lot and blocks 563-J-135 and 473-H-150, owned by Jefferson Memorial Plan of Lots. **(End of 90-day review period is November 25, 2019)**
- C. On a motion by Mr. Polick, seconded by Mr. Daily and carried unanimously, final approval was recommended to Council for a subdivision plan known as S-9-2019 – Jefferson Memorial Park Plan of Lots, located at Cochran Mill and Hough Road, lot and blocks 563-J-135 and 473-H-150 and subdivide a portion of 473-H-150, owned by Jefferson Memorial Park Plan of Lots. **(End of 90-day review period is November 25, 2019)**
- D. On a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously preliminary and final approval was granted for consolidation plan known as S-8-2019 – Lippi Consolidation Plan, located at 144 Cassia Drive, lot and blocks 1006-H-46, 1006-H-48 and 1006-H-50, owned by Christopher & Melissa Lippi. **(End of 90-day review period is November 25, 2019)**
- E. On a motion by Mr. Polick, seconded by Mr. Alvi and carried unanimously, final approval for a preliminary land development plan known as SP-9-2019 – Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company, was tabled until the September Planning Commission meeting. **(End of 90-day review period is November 25, 2019)**

REPORTS:

- A. Environmental Advisory Council – Thomas J. Donohue stated they did not have a meeting in August.

GENERAL BUSINESS:

- A. Mr. Trant asked the Planning Commission for any final issues with the draft Zoning Ordinance/Map. Mr. Montgomery recommended textual edits to the Ordinance and Mr. Donohue recommended changes to remove properties from the proposed CD area. On a motion by Mr. Alvi, seconded by Mr. Reckard and carried unanimously, recommendation was made to advertise for a public comment during the September Planning Commission meeting on the Final draft review for the zoning map and ordinance.

ADJOURNMENT:

The meeting was adjourned on a motion by Alvi, seconded by Mr. Polick at 8:55 p.m.


Christopher Hynes, Secretary