

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

MINUTES OF AUGUST 27, 2018

Presiding Officer: David Montgomery, Chairman

Acting Secretary: Derek Reckard

The scheduled regular meeting of the Planning Commission was held on Monday, August 27, 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, Donohue, Montgomery, Polick and Reckard.

ABSENT:

Mr. Daily and Mr. Hynes

ALSO IN ATTENDANCE:

William Shimko, Solicitor
John Trant, Planning Consultant
Mike Glistler, Borough Engineer
Mark Reidenbach, Gateway Engineers

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

- A. Joan Atkinson – 105 Redcliffe Drive – Spoke in regard to her disappointment IN THE Planning Commission regarding the potential UPMC hospital.
- B. Mary Carol Limegrover – 105 Redcliffe Drive – Spoke in regard to the resident-proposed O-P Zoning Ordinance amendment proposal.
- C. Jonathan Marcus, Attorney for residents, Spoke in regard to the resident-proposed O-P Zoning Ordinance amendment proposal.
- D. Norma Hajduk – 5028 Alta Vista Drive – Spoke in regard to her opposition of a potential UPMC hospital in the Borough.
- E. Tom Poljak – 5005 Alta Vista Drive - Spoke in regard to his opposition of a potential UPMC hospital in the Borough.
- F. Tricia McCann – 427 Elliott Road - Spoke in regard to her opposition of a potential UPMC hospital in the Borough.
- G. Catherine Lesko – 5036 Alta Vista Drive - Spoke in regards to her opposition of a potential UPMC hospital in the Borough.
- H. Janet Waldron – 423 Elliott Road - Spoke in regard to her opposition of a potential UPMC hospital in the Borough.
- I. Deborah Balas – 532 Old Clairton Road - Spoke in regard to her opposition of a potential UPMC hospital in the Borough.

MINUTES APPROVED:

- A. The minutes of the meeting of July 23, 2018, were approved on a motion by Mr. Donohue seconded by Mr. Polick, and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for a Public Hearing of the Zoning Hearing Appeal No ZN-8-2018 that was held on Thursday, August 2, 2018, at 7:00 p.m., regarding a request by Robert & Jessica Marlow for a variance for their property located at 3007 Old Clairton Road, lot and block 881-H-83. The property is zoned C-1, Highway Commercial District. The appellants are requesting a variance to Zoning Ordinance 712, Section 401.2.a – Area and Bulk Regulations, Lot Size with a minimum allowance of 21,780 sq. ft. to allow them to have a minimum of 20,835 sq. ft. **VARIANCE WAS GRANTED**
- B. Notice of a Public Hearing of the Zoning Hearing board for Appeal No. ZN-9-2018, to be held on Wednesday, August 29, 2018 at 7:30 p.m., regarding a request by Michael A. Edwards asking for a variance for his property at 2024 School Street, Jefferson Hills, PA 15025, lot and block 1273-B-198. The property is zoned R-3, Medium Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.11 – Detached Garages and Accessory Storage Sheds, maximum allowable size for a structure or garage is 750 sq. ft. and the appellant wishes to construct a 30'x30'x15' detached garage that is 900 sq. ft.
- C. Notice of a Public Hearing of the Zoning Hearing board for Appeal No. ZN-10-2018, to be held on Wednesday, August 29, 2018 at 7:00 p.m., regarding a request by Andrew & Tracy Fedoris, 318 Hunters Field Circle, lot & block 563-S-114, asking for a variance to Zoning Ordinance 712, Section 202.2.h – Special Yard Requirements. The appellants wish to build a shed with a distance of one (1') foot on one corner and eight (8') feet from the other corner, away from the house. The required side yard setback is a minimum of ten (10') feet from the principle structure. The property is zoned R-2, Low Density Residential District.
- D. Notice of a Public Hearing of the Zoning Hearing board for Appeal No. ZN-11-2018, to be held on Wednesday, August 29, 2018 at 8:00 p.m., regarding a request by RiverLift Properties, LLC, 1000 Madison Avenue, Jefferson Hills, PA 15025, representatives of Guardian Real Estate Holdings, LLC, owners of property located at 1000 Glasshouse Road, Jefferson Hills, PA 15025 asking for a variance to Zoning Ordinance 712, section 905.2 – Storage and therein referenced Ordinance 902.9.e – Fences in Commercial and Industrial Districts (screening Fences). The property is zoned I-2, Heavy Industrial District. The appellant is requesting the variance to be allowed to use the existing fence that is not less than 10% see-through along with the existing vegetation surrounding the property in lieu of installing a 6-ft to 8-ft high screening fence to enclose materials stored outside.
- E. Notice of a Public Hearing of the Zoning Hearing board for Appeal No. ZN-12-2018, to be held on Wednesday, August 29, 2018 at 8:30 p.m., regarding a request by Pennsylvania Turnpike Commission, 2200 North Center Avenue, New Stanton, PA 15672, owners of property located at 1770 Gill Hall Road, Finleyville, PA 15332 requesting a Use By Special Exception pursuant to 712, section 201.1.c.(1)(a) Essential Services and Public Service Corporation Facilities, for offices, warehouse and outside storage yard, with the outdoor storage yard use subject to the Appellant obtaining a variance under section 1004.9(1) at Appeal No. ZN-13-2018. The property is zoned R-1, Residential Agricultural District. The appellant is requesting these facilities for storage of materials and equipment for general maintenance and repair to their existing facilities.
- F. Notice of a Public Hearing of the Zoning Hearing board for Appeal No. ZN-13-2018, to be held on Wednesday, August 29, 2018 at 9:00 p.m., regarding a request by Pennsylvania Turnpike Commission, 2200 North Center Avenue, New Stanton, PA 15672, owners of

property located at 1770 Gill Hall Road, Finleyville, PA 15332 requesting a variance pursuant to Zoning Ordinance 712, section 1004.9.(1) Essential Services and Public Service Corporation Facilities, outside storage. The property is zoned R-1, Residential Agricultural District. The appellant is requesting to be allowed to have a 50'x50' outdoor storage yard to store materials needed for general maintenance and repair to their existing facilities.

- G. Letter dated July 18, 2018 to Planning Commission members from Timothy Bittle, Government Affairs Manager, Marathon Petroleum Company, L.P., providing their comments on the Riverlift Properties Land Development application.

PRE-APPLICATION ADVISORY PRESENTATIONS:

- A. Lisa Graves Marcucci, PA Coordinator of Environmental Integrity Project, presented updated information on oil and gas ordinances to the Planning Commission.

OLD BUSINESS:

- A. No motion was taken as no new plans were submitted for review and with Mr. Alvi abstaining, there would be no quorum, for a subdivision known as S-6-2018 - Pinecrest Estates – Phase I, located at Redcliffe Drive & Majestic Lane, lot and blocks 881-A-250 and 882-H-28, owned by Steven and Andrea Richard. Property is zoned R-1. Applicants are proposing to develop a 32-lot residential development. **(End of 90-day review period is August 19, 2018) (Applicant gave a 90-day extension to Council until October 23, 2018)**
- B. On a motion by Mr. Reckard, seconded by Mr. Alvi and carried unanimously, preliminary approval for a land development known as SP-3-2018 - Marlow – Jefferson Hills, was tabled until the September Planning Commission meeting, located at 3007 Old Clairton Road, lot and block 881-H-86, owned by Robert & Jessica Marlow. Property is zoned C-1. Applicant is proposing to construct a 2-story building and parking lot including associated grading, landscaping, stormwater controls and lighting. The intended use of the building is for a photography studio. **(End of 90-day review period is September 23, 2018)(Applicant gave a 90-day extension to Council until December 23, 2018)**
- C. On a motion by Mr. Donohue, seconded by Mr. Alvi and carried unanimously, preliminary approval was recommended to Council for a subdivision known as S-7-2018 – Jefferson of Monticello Inc. Plan of Lots Second Amendment, located at 111 Old Clairton Road, lot and blocks 562-L-350 and 661-D-400, owned by Jefferson of Monticello Inc., contingent upon the inclusion of the proper Borough paving specifications in the final plan submission of a Geotechnical Report with the application for final subdivision plan approval. **(End of 90-day review period is October 22, 2018)**
- D. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, preliminary and final approval for a subdivision known as S-8-2018 – Belle Properties Subdivision, located at 1017 Scotia Hollow Road, lot and block 1003-K-191, owned by Belle Property Solutions LLC, was tabled until the September Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**
- E. On a motion by Mr. Donohue, seconded by Mr. Alvi and carried unanimously, preliminary approval for a subdivision known as S-9-2018 – Moscatiello Subdivision Plan, located at 5900 Peters Creek Road, lot and block 1006-M-20, owned by Franco and Antoinetta Moscatiello, was tabled until the September Planning Commission meeting. **(End of 90-day review period is October 22, 2018)**
- F. On a motion by Mr. Alvi, seconded by Mr. Polick and carried unanimously, final approval for a subdivision known as S-10-2018 – Chamberlin Ridge Plan of Lots – Phase 4, located at Chestnut Ridge Drive & Laurel Ridge Drive, lot and block 768-D-1, owned by MB2K

Development, Inc., was tabled until the September Planning Commission meeting. (End of 90-day review period is October 22, 2018)

- G. On a motion by Mr. Reckard, seconded by Mr. Donohue and carried unanimously, preliminary approval for a land development known as SP-4-2018 – Riverlift Industries Truck Terminal & Coke Dryer Facility, located at 1000 Glasshouse Road, lot and block 1420-E-40-1, owned by Guardian Real Estate Holdings, LLC, was tabled until the September Planning Commission meeting. (End of 90-day review period is October 22, 2018)

On a motion by Mr. Donohue, seconded by Mr. Reckard and carried unanimously, recommendation for a modification request was recommended to Council. **Modification Request** – Section 22.305(1)(A), developer hereby requests the final application submission be a combined approval for preliminary/final land development. They state the improvements proposed are minor with limited disturbance. The overall site will remain similar to existing conditions with all proposed features being installed on existing concrete slabs.

- H. On a motion by Mr. Reckard, seconded by Mr. Donohue and carried unanimously, preliminary approval was recommended to Council for a land development known as SP-5-2018 – William J., Robert G., & Lillian Kozel Proposed Storage Garage Development, located at 1456 State Route 51, lot and block 766-K-85, owned by William J., Robert G. and Lillian Kozel, contingent upon the applicant before or as part of final plan submission and review submitting a written Subdivision and Land Development modification request to Section 22.303.3.B and Council approving said modification request to waive the requirement that applicant submit an Erosion and Sedimentation Control Plan to the Allegheny County Conservation District (“ACCD”) for review and approval as Pennsylvania law does not require plan of this size of disturbance to submit such a plan. (End of 90-day review period is October 22, 2018)

On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, recommendation for two (2) modification requests was recommended to Council. **Modification Request #1** – Section 22.609.I, Minimum grade for storm sewer pipes shall be 2% unless approved by the Borough Engineer, developer hereby requests the grade of 1% for the storm sewers. The project site is relatively flat and located adjacent to Lewis Run. The site is close enough to Lewis Run that the water surface elevation in Lewis Run during the SCS 25 yr/24 HR design storm creates a tailwater effect at the 60” buried retention tank that influences the hydraulic operation of the storm sewers and the 60” buried retention tank.; **Modification Request #2** – Section 22.504.I.B – Sidewalks are required along the full frontage of lots located on arterial or collector streets as defined by this chapter. Applicant stated no sidewalks are being proposed for this site. There are no sidewalks on either side of the Kozel parcel, so there is no existing pedestrian traffic. Also, traffic volume is quite heavy in this area, raising the issue of a safety concern.

NEW BUSINESS:

- A. No action or recommendation was required for Zoning Hearing ZN-12-2018 Pennsylvania Turnpike Commission, 2200 North Center Avenue, New Stanton, PA 15672, owners of property located at 1770 Gill Hall Road, Finleyville, PA 15332 requesting a Use By Special Exception pursuant to 712, section 201.1.c.(1)(a) Essential Services and Public Service Corporation Facilities, for offices, warehouse and outside storage yard, with the outdoor storage yard use subject to the Appellant obtaining a variance under section 1004.9(1) at Appeal No. ZN-13-2018. The property is zoned R-1, Residential Agricultural District. The appellant is requesting these facilities for storage of materials and equipment for general maintenance and repair to their existing facilities.

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated the EAC met in early August with one of the two property owners between Peters Creek and the new high school for consideration for a walking trail. They will be meeting with key people to discuss it next meeting.

GENERAL BUSINESS:

- A. Mr. Trant discussed the draft Zoning Map and Ordinance adoption schedule.
- B. Mr. Donohue addressed the residents on his thoughts about their issues they have raised regarding the proposed zoning ordinance. A discussion ensued with Mr. Trant and the residents regarding their proposed ordinance and the current proposed zoning ordinance by the Borough.

On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, the Commission requested Mr. Trant and Mr. Shimko draft and prepare a text amendment to modify section 200b.1.g of the current Zoning Ordinance to remove hospitals from the use of permitted conditional uses in the R-1 Residential-Agricultural District. A special meeting will be scheduled once it's completed.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Reckard, seconded by Mr. Polick at 11:07 p.m.


Derek Reckard, Acting Secretary