

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

MINUTES OF December 29, 2020

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on December 29, 2020 via zoom video. Chairman David Montgomery called the meeting to order at 7:00 p.m. 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
Mark Reidenbach, Gateway Engineers
Mike Glister, Borough Engineer
John Stinner, Borough Manager

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of November 24, 2020 were approved on a motion by Mr. Reckard seconded by Mr. Polick and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 25-2020, Council approval of a preliminary and final subdivision known as S-4-2020, DePasquali Subdivision, approved on December 14, 2020.
- B. Resolution No. 24-2020, Council approval of a preliminary land development known as PS-1-2020, Millstone Village, approved December 14, 2020.
- C. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-21-2020 that was held on December 10, 2020 at 7:00 pm, regarding a request by Giuseppe and Gina Casamassa, 428 Spaniel Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 562-J-20. 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' for an existing front porch that was constructed without a Zoning Permit, rather than the required minimum setback of 35'. **VARIANCE WAS GRANTED**

- D. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-22-2020 that was held on December 10, 2020 at 7:30 pm, regarding a request by Nathan DePierre, 2084 Laurel Ridge Drive, Jefferson Hills, PA 15025, lot and block 768-H-3. The property is zoned R-1, Residential-Agricultural District. The appellant is 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 rear and side yards without a pool or hot tub that will be 50% see-through. **VARIANCE WAS GRANTED**
- E. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-23-2020 that was held on December 22, 2020 at 7:00 pm, regarding a request by Robert Sheppard, 908 Gill Hall Road, Jefferson Hills, PA 15025, lot & block 768-N-26, is requesting a variance to Zoning Ordinance 712, Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned C-1, Highway Commercial District. Appellant is requesting to extend a nonconforming residential use in a C1 commercial district by constructing a detached garage on the property which will be used by the appellant for personal use rather than a commercial use.
- F. Notice of a Public Hearing and Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-24-2020 that was held on December 22, 2020 at 7:30pm, regarding a request by Jeffery & Joella Mang, 104 Butternut Street, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 881-B-69. The property is zoned R-4, High Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 204.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of 25' feet, rather than the minimum 35' setback to reduce the amount of fill required to establish a building pad at the proposed elevation for a proposed detached garage.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mrs. Ruscitto, seconded by Mr. Donohue and carried unanimously, approval was recommended to Council for a preliminary subdivision plan known as SP-4-2020 - Southwest Greens – Century Drive, located at Century Drive, lot and blocks 1003-F-211, 1003-G-23 and 1003-L-62, owned by Southwest Green. Property is zoned B-P. **(End of the 90-Day Review Period is January 25, 2021)**
- B. The Committee did not meet to discuss the International Property Maintenance Code due to the Holidays.

NEW BUSINESS:

- A. On a motion by Mr. Alvi, seconded by Mr. Reckard and carried unanimously, approval for a preliminary and final subdivision plan known as S-6-2020 – JMT Consolidation Plan, located at Wray Large Road, lot and blocks 766-B-99 and 766-B-120, owned by JMT Renovations, LLC. Property is zoned R-2 was tabled until the January Planning Meeting. **(End of the 90-Day Review Period is March 29, 2020)**

REPORTS:

A. Environmental Advisory Council does not meet in December.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mrs. Ruscitto at 7:24 p.m.

Christopher Hynes, Secretary