

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

**MINUTES OF FEBRUARY 25, 2019**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, February 25, 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:**

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

**ABSENT:**

Messrs. Alvi and Daily

**ALSO IN ATTENDANCE:**

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

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

None

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of January 28, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Polick, and carried unanimously.

**COMMUNICATIONS:**

- A. Resolution No. 6-2019, Council approval of a Final land development known as SP-11-2018 – PTC New Logistics Warehouse Jefferson Hills, approved on February 11, 2019.
- B. Resolution No. 7-2019, Council approval of a final subdivision known as S-12-2018 – Hunters Field Plan, Phase 6B, approved on February 11, 2019.
- C. Resolution No. 8-2019, Council approval of a preliminary subdivision known as S-6-2018 – Pinecrest Estates – Phase 1, approved on February 11, 2019.

- D. Facts and Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-1-2019, that was held on Wednesday, February 13, 2019, regarding a request by John Dulak, 456 N. Lewis Run Road, Pittsburgh, PA 15122, owner of property located at 2208 State Street, Jefferson Hills, PA 15025, lot & block 1134-R-120, requesting a Use By Special Exception to Zoning Ordinance 712, sections 502.1.c.2(a) subject to subsection 1004.29. The property is zoned I-2, Heavy Industrial District. The appellant is requesting to be allowed to construct two (2) storage containers with a clear span cover to keep equipment and tools out of the weather. Containers are 40'x9'6" and the cover is 42'x40'. **VARIANCE GRANTED**
- E. Facts and Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-18-2018, that was held on Wednesday, February 13, 2019, regarding a request by McNeilly Realty Associates, 1900 State Route 51, Jefferson Hills, PA 15143, lot & block 880-J-200, are requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to store excess inventory of new tow behind trailers for their tenant, D. F. Automotive, Inc. **VARIANCE GRANTED**
- F. Facts and Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-1-2019, that was held on Wednesday, February 13, 2019, regarding a request by Fred A. Angel, Jr., 5131 East Willock Road, Pittsburgh, PA 15236, owner of 1004 Maple Street, lot & blocks 881-L-156 & 881-L-158, requesting a variance to Zoning Ordinance 712, Section 501.2.a(6) - Rear Yard Setbacks. The appellants wish to build an addition to the existing building up to the rear property line. The required rear yard setback is a minimum of fifteen (15') feet for industrial structures. The property is zoned I-1, Planned Industrial District. **VARIANCE GRANTED**
- G. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-3-2019, to be held on Thursday, March 21, 2019, regarding a request by Daniel J. & Michelle A. Haeck, 425 Labrador Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 662-C-96. 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 25' feet, rather than the minimum 35' setback required to build a covered 10'x20' front porch onto the existing home.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

**OLD BUSINESS:**

- A. On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, final approval was granted, subject to applicant removing note #6 on the plan prior to Borough signatures, as stated on Borough Engineer's review letter of February 20, 2019, for a subdivision known as S-13-2018 – McCann-Drager Subdivision, located at 305 and 313 Old Clairton Road, lot and blocks 5661-H-230 and 661-H-248, owned by Jonathan A. Drager and John R. Jr. and Spring McCann. **(End of 90-day review period is March 17, 2019)**
- B. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, recommendation to Council for a preliminary approval of a land development known as SP-1-2019 – Gill Hall Elementary Land Development Design, located at 829 Gill Hall Road, owned by West Jefferson Hills School District, was tabled until the March Planning Commission meeting. **(End of 90-day review period is April 28, 2019)**

- C. 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. 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, latest diagnostic imaging technology, loop drive, visitor parking lot, emergency department parking lot, staff parking lot and service parking lots. **NO OFFICIAL ACTION TO OCCUR DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED MPC STAY.** No Planning Commission comment, deliberation or action occurred. At the request of the attorneys for the Say No To UPMC South citizens' group, Mr. Reidenbach re-presented his December 12, 2018 review previously presented at the January meeting.

#### **NEW BUSINESS:**

- A. On a motion by Mr. Donohue, seconded by Mr. Reckard and carried unanimously, approval was granted for a preliminary and final subdivision S-1-2019 – Pinecrest Estates Lot Line Revision No. 1, subject to the items noted on Gateway Engineer's review letter of February 20, 2019 being completed prior to Borough signatures, located at 116 Redcliffe Drive, lot and blocks 882-H-28, 881-A-250 and 882-H-19, owned by Pervaiz M. Alvi and Steven A. & Andrea L. Richard. Property is zoned R-1. **(End of 90-day review period is May 26, 2019)**
- B. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously final approval was recommended to Council, subject to items on the Borough Engineer's review letter dated February 20, 2019, be completed by March 1, 2019. If not completed, plans for a subdivision known as S-2-2019 – Moscatiello Subdivision Plan will be tabled until the March Planning Commission meeting, located at 5900 Peters Creek Road, lot and block 1006-M-20, owned by Franco and Antoinetta Mosciatello. Property is zoned I-1. **(End of 90-day review period is May 26, 2019)**

#### **REPORTS:**

- A. Environmental Advisory Council - Mr. Donohue stated they did not have a meeting this month.

#### **GENERAL BUSINESS:**

- A. Mr. Trant distributed the Draft Zoning Ordinance and Map for the Planning Commission to review for the March meeting.

#### **ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Reckard, seconded by Mr. Hynes at 8:50 p.m.

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Christopher Hynes, Secretary