

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

MINUTES OF February 23, 2021

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on February 23, 2021 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:

Nine members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Dean, Donohue, Hynes, Montgomery Polick, Reckard, Ripley 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 January 26, 2021 were approved on a motion by Mr. Donohue seconded by Mr. Ripley and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 05-2021, Planning Commission approval of a preliminary and final lot consolidation known as S-6-2020, JMT Consolidation Plan approved on January 26, 2021.
- B. Resolution No. 06-2021, Planning Commission approval of a preliminary and final lot consolidation known as S-7-2020, 6th Revision to the Castors' Farm Plan, approved January 26, 2021.

- C. Brian Jesionowski, 358 Greene Drive, Jefferson Hills PA 15025, is requesting a variance for his property, lot and block 769-R-52. The property is zoned R-2, Low Density Residential 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 the property line. Appellant is requesting variances for a 54-inch (54”) fence in height, without a pool or hot tub, to be constructed in the rear yard and side yard of the property at least one (1) foot off of the property lines, and also to be constructed in the front yard of a corner lot along the Hindman Drive, twelve (12) feet from the right-of-way of Hindman Drive.

PRE-APPLICATION ADVISORY PRESENTATIONS:

- A. Richard Perkoski, Perks Solar Energy, LLC, is presenting to the Commission, their intentions to apply for a variance for a Use by Special Exception to construct a 3 MW solar array on approximately nine acres of land. Property is located at 195 Wall Road and is currently zoned R-2 and I-2

OLD BUSINESS:

- A. The committee did not meet to discuss the 2018 International Property Maintenance Code due to Covid 19 restrictions.

NEW BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mrs. Ruscitto and carried unanimously, approval was recommended to Council for a final land development known as SP-1-2021 - 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 May 25, 2021)**
- B. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously, approval was recommended to Council for a final approval for a subdivision known as S-1-2021 – Deer Hollow Plan – Phase 1 (preliminarily approved as Blackwood Plan of Lots), located off of Arnoni Drive, Antler Drive, Dale Street, Arch Street and Gillcrest Drive, lot and block 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP. Property is zoned R-4. **(End of 90-day review period is May 25, 2021)**

REPORTS:

- A. Environmental Advisory Council – Thomas J. Donohue reported they met on February 4, 2021 and discussed the progress on the WalkWorks policy application. They are focusing on the sidewalks within the borough, especially near the schools. They discussed Beetle Park and looking into adding walking trails. They met with the Montour Trail Corporation along with the owners of Clark Testing and Slater Funeral Home to discuss a crossing at Old Clairton Road and a meeting is scheduled with PennDOT this Thursday. They discussed the letter sent to the Allegheny Health Department regarding US Steel and the CMU program that monitors the air quality. Also up for discussion was the salt usage on our roadways and how it affects our waterways and wetlands.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Dean at 8:25 p.m.

Christopher Hynes, Secretary