

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

MINUTES OF FEBRUARY 27, 2017

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, February 27, 2017. 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:

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

ABSENT:

Mr. Appelt

ALSO IN ATTENDANCE:

William Shimko, Solicitor
Mike Glister, Gateway Engineers
John Trant, Planning Consultant

CITIZENS/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of January 23, 2017, were approved after the removal of the second Mr. in Old Business, on a motion by Mr. Donohue seconded by Mr. Daily, and carried unanimously.

COMMUNICATIONS:

- A. Notice of a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-1-2017, to be held on Tuesday, March 14, 2017, at 7:00 p.m., regarding a request by Frank & Jill Lester, 910 Gill Hall Road, Jefferson Hills, for a variance for their property, lot and block 768-N-30. The property is zoned C-1, Highway Commercial District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 902.9.b – Fences Enclosing Swimming Pools Accessory to Private Residences. The ordinance states that all swimming pools shall be enclosed by a wall or fence with self-latching gate not less than five (5) feet in height and not more than six (6) feet in height and privacy of less than fifty percent see-through. Appellant is requesting to be allowed to keep their four (4') foot fence to enclose an in-ground pool.

- B. Notice of a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-2-2017, to be held on Tuesday, March 14, 2017, at 7:15 p.m., regarding a request by Gayle Musulin & James Marcrum, 6036 Independence Drive, Jefferson Hills, for a variance for their property, lot and block 1006-E-138. The property is zoned R-2, Low Density Residential District. The appellants requesting a variance to Zoning Ordinance 712, Section, 902.9.b – Fences Enclosing Swimming Pools Accessory to Private Residences. The ordinance states that all swimming pools shall be enclosed by a wall or fence with self-latching gate not less than five (5) feet in height and not more than six (6) feet in height and privacy of less than fifty percent see-through. Appellant is requesting to be allowed to keep their four (4') foot fence to enclose an in-ground pool.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously, final approval for a minor consolidation plan known as S-1-2017 – Lumsden Consolidation Plan, owned by Thomas & Kathleen Lumsden, located at Bedell Road & Heath Road, lot and blocks 1135-N-301 and 1275-B-92, zoned R-1, residential, to combine the two lots into one, was tabled until the next Planning Commission meeting in March.

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue reported they had an informal discussion instead of a meeting.

GENERAL BUSINESS:

- A. The Planning Commission discussed the Zoning Ordinance/Map Comprehensive Revisions in regards to redefining residential zoning districts.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Donohue at 8:40 p.m.


Christopher Hynds, Secretary