

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

MINUTES OF FEBRUARY 26, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, February 26, 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:

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

ABSENT:

None

ALSO IN ATTENDANCE:

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

CITIZENS/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of January 22, 2018, were approved on a motion by Mr. Reckard seconded by Mr. Daily, and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for a Public Hearing of the Zoning Hearing Appeal No. ZN-1-2018, that was held on Thursday, January 25, 2018, at 7:00 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 are requesting a Use By Special Exception pursuant to Zoning Ordinance 712, section 502.1(c)1(b) for a comparable use to the principal uses listed under section 502.1(a)1(b). The property is zoned I-2, Heavy Industrial District. The appellant is requesting to be allowed to use the parcel for a rail/truck terminal and metallurgical coke dryer and truck out-loading system. The proposed use as metallurgical coke dryer is not a specific use listed under section 502.1(a)1(b), and appellant is requesting this use as a comparable use by special exception

under the Zoning Ordinance section 502.1(c)1(b). **The Special Exception requests were granted.**

- B. Facts and Conclusions for a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-2-2018, that was held on Thursday, February 15, 2018, at 7:00 p.m., regarding a request by Lawrence A. & Carol A. Froehlich, 2413 Bonnie Dell Drive, South Park, PA 15129, owners of 3349 Woodwind Drive, lot & block 662-D-127, requesting a variance to Zoning Ordinance 712, Section 202.2.f - Side Yard Setbacks. The appellants wish to build a new house with a distance of eight (8') feet from both side yard property lines. The required side yard setback is a minimum of ten (10') feet for single family structures. The property is zoned R-2, Low Density Residential District. **The appeal was denied.**

PRE-APPLICATION ADVISORY PRESENTATIONS:

- A. Andrea Richard, along with Bud Sheffler and Ken Pritchard gave a presentation of the plans on how they wish to develop the property at the end of Redcliffe and Majestic Lane, known as Pinecrest Estates.

OLD BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Reckard and carried unanimously, preliminary approval was recommended to Council subject to the applicant's Geo Technician and Gateway Engineers agreeing on a conservative estimate of competent rock based on observation of the rock exposure as to whether the roadway should be grouted or not, for a preliminary subdivision known as PS-2-2017 – Hunters Preserve Plan of Lots (formerly Hunters Field Phases 7-8), lot and block 563-H-410, located on West Bruceton Road, owned by Maronda Homes, Inc., to revise the master plan for area of Hunters Field Plan of Lots lying west of West Bruceton reducing approved lots from 108 to 81 to minimize impact to natural features and high pressure gas line on site, was tabled until the February Planning Commission meeting.

Mr. Alvi left at 7:59 p.m.

NEW BUSINESS:

- A. On a motion by Mr. Daily, seconded by Mr. Alvi and carried unanimously, recommendation to Council for a preliminary and final approval for a subdivision known as S-1-2018 – McGuirk Family Limited Partnership Subdivision, located on Providence Drive, lot and blocks, 659-F-42, 659-K-150 and 659-K-206, owned by McGuirk Family Limited Partnership and Louis L & Elizabeth Ann LaMarca, Zoned R-2. Applicants wish to create one new lot being C-1, revising lot No. 1R, revising Parcel "A" and revising Parcel "C", was tabled until the March Planning Commission meeting. **(End of 90-day review period is May 28, 2018)**

Mr. Alvi returned at 8:01 p.m. and participated in the vote for Item A.

- B. On a motion by Mr. Daily, seconded by Mr. Hynes and carried unanimously, approval for a preliminary and final approval for a subdivision known as S-2-2018 – Steven A. Richard Plan of Subdivision No. 1 – 1434-1438 Council Place, located at 1434 & 1438 Council Place, lot and blocks 881-A-250, 881-E-15 and 881-E-13, owned by Steven A. & Andrea L. Richard and Rebecca A. Richard, Zoned R-1. Applicants wish to move the rear lot line on the two lots was tabled until the March Planning Commission meeting. **(End of 90-day review period is May 28, 2018) (Council approval not needed)**

Mr. Alvi left at 8:11 p.m.

- C. On a motion by Mr. Donohue, seconded by Mr. Daily and carried unanimously, the Draft Proposed Zoning Map for preliminary review is recommended to Council.

REPORTS:

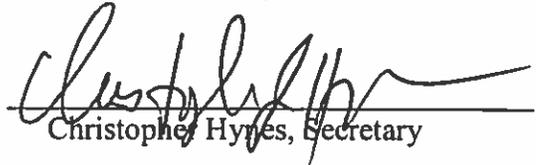
- A. Environmental Advisory Council - Mr. Donohue stated they had a meeting at the beginning of the month and discussed some of the development plan and talked about the Beams Run path.

GENERAL BUSINESS:

- A. Mr. Montgomery advised the Commission of the SHACOG dinner.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Daily, seconded by Mr. Donohue at 8:33 p.m.


Christopher Hynes, Secretary