

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

**MINUTES OF JANUARY 27, 2020**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on January 27, 2020. 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. Alvi, Hynes, Montgomery, Polick and Reckard.

**ABSENT:**

Mr. Donohue

**ALSO IN ATTENDANCE:**

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

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

- A. William Lucas – 5012 Dana Drive – Asked questions regarding the connector road between Jefferson Estates & Hunters Field developments
- B. Michael Coll – 4004 Maryland Avenue – Wanted an update on the projected project at 1854 Gill Hall Road
- C. Daniel Stuart, Marcus & Shapira LP, on behalf of residents – Spoke on the UPMC South land development application
- D. Catherine Lesko – 5036 Alta Vista Drive – Spoke on the UPMC South land development application

**REORGANIZATION MEETING:**

Mr. Montgomery asked for nominations for Chairman. Mr. Reckard nominated Mr. Montgomery, seconded by Mr. Alvi and carried unanimously. Mr. Montgomery accepted the nomination.

Mr. Montgomery asked for nominations for Vice-Chairman. Mr. Montgomery nominated Mr. Reckard, seconded by Mr. Polick and carried unanimously. Mr. Reckard accepted the nomination.

Mr. Montgomery asked for nominations for Secretary. Mr. Montgomery nominated Mr. Hynes seconded by Mr. Polick and carried unanimously. Mr. Hynes accepted the nomination.

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of December 30, 2019 were approved on a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously.

**COMMUNICATIONS:**

- A. Resolution No. 2020-01, Council approval of a final subdivision known as S-11-2019, Richard Plan of Lots Phase 3, approved on January 13, 2020.
- B. Resolution No. 2020-02, Council approval of a final land development known as SP-11-2019, Riverlift Office and Garage Land Development, approved on January 13, 2020.
- C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-1-2020 to be held on January 30, 2020 at 7:00 p.m., regarding a request by Columbia Gas Transmission LLC, representing, William Stoffel Jr. and Lori L. Siemon, 3900 Bedell Road, Finleyville PA 15332, owner of Vacant property on Scheinbach Road, lot & block 1275-L-170, is requesting a variance to Zoning Ordinance 712, Section 202.2.g - Rear Yard Setbacks. The appellants wish to install a cathodic protection facility including underground cables attached to the existing gas transmission pipeline and connected to a series of underground anodes as well as a small rectifier mounted on a small pole near the road 10' from the rear property line. The required rear yard setback is a minimum of forty (40') feet for principle structures. The property is zoned R-2, Low Density Residential District.
- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-2-2020 to be held on January 30, 2020 at 7:30 p.m., regarding a request by Gilbert T. & Bethany F. Kokowski, 228 Washington Drive, Jefferson Hills, PA 15025, are requesting a variance for their property, lot and block 769-S-81. The properties are zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.c – Applicants are requesting to construct a 4' fence in the front yard of a corner lot for a fence that is at least fifty percent (50%) see-through and which is not in excess of four (4) feet in height which ordinance requires that such fences only be located in the rear and side yards.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

**OLD BUSINESS:**

- A. On a motion by Mr. Polick, Seconded by Mr. Alvi and carried unanimously, preliminary approval for a 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. was tabled until the February Planning Commission meeting. **(End of 90-Day Extended Review Period is April 21, 2020)**
- B. On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, approval was recommended to Council for a preliminary land development plan known as SP-9-2019 – Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company. **(End of 90-Day Extended Review Period is February 24, 2020)**

On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, a waiver to the Subdivision and Land Development Ordinance Section 22-504.1.B – requiring sidewalks be installed

along the full frontage of lots located on arterial or collector streets was recommended to Council to allow the applicant to not install sidewalks.

- C. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, approval for preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Arnoni Drive, Dale Street, Antler Drive and Arch Street, lot and blocks 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP and Community Bank was tabled until the February Planning Commission meeting. **(End of the Extended 90-Day Review Period is April 15, 2020)**

**NEW BUSINESS:**

None

**REPORTS:**

None

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Alvi seconded by Mr. Polick and carried unanimously at 8:22 p.m.

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Christopher Hynes, Secretary