

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

MINUTES OF January 23, 2024

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on January 23, 2024. Chairman David Montgomery called the meeting to order at 7:01 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:

Nine members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Dean, Donohue, Housley, Hynes, Montgomery, Polick, Reckard and Ripley.

ABSENT:

None

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineer

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

REORGANIZATION MEETING:

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

Mr. Montgomery asked for nominations for Vice-Chairman. Mr. Montgomery nominated Mr. Reckard, seconded by Mr. Donohue 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 October 24, 2023 were approved on a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 23-2023, Planning Commission rescinding the approval of a preliminary and final consolidation plan known as S-16-2022, Griffiths and Williams Lot Line Revision, originally approved November 22, 2022.
- B. Resolution No. 24-2023, Planning Commission approval of a preliminary and final lot line revision known as S-3-2023, Graham/Villa Lot Line Revision Plan, approved on August 22, 2023.
- C. Resolution No. 25-2023, Planning Commission approval of a preliminary and final lot line revision plan known as S-2-2023, Ludwig/Fox Lot Line Revision Plan, approved on August 22, 2023.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Dean, seconded by Mr. Reckard, and carried with an 8-0-1 roll call vote with Messrs. Alvi, Dean, Donohue, Hynes, Montgomery, Polick, Reckard and Ripley voting yes and Mr. Housley abstaining, approval was granted to accept a request to rescind the Arnoldt Consolidation Plan tabled at the October 24, 2023 Planning Commission meeting.

NEW BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Reckard, and carried with a 8-0-1 roll call vote with Messrs. Alvi, Dean, Donohue, Hynes, Montgomery, Polick, Reckard and Ripley voting yes and Mr. Housley abstaining, approval was granted, subject to the applicant addressing the comments received from Allegheny County Planning Division, for a preliminary and final consolidation plan known as S-7-2023 – O’Dea Consolidation Plan, located on the west side of regency Drive at 1456 Regency Drive, lot and blocks 767-N-25 and 767-J-14, owned by Kieran O’Dea and Jennifer Wandless.
- B. On a motion by Mr. Donohue, seconded by Mr. Reckard, and carried with an 8-0-1 roll call vote with Messrs. Alvi, Dean, Donohue, Hynes, Montgomery, Polick, Reckard and Ripley voting yes and Mr. Housley abstaining, a recommendation to Council was approved, subject to updating the plan to reflect R-4 zoning standards, for a final subdivision plan known as S-8-2023 – 2nd Revision to the Deer Hollow Plan Phase 1, located at intersection of Armoni Drive and Arch Street, Jefferson Hills, PA 15025, lot and blocks 769-R-322, 769-C-321 and 769-C-320, owned by MSD Deer Hollow, LLC.

REPORTS:

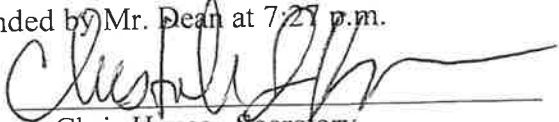
None

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Dean at 7:27 p.m.


Chris Hynes, Secretary