

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

MINUTES OF January 24, 2023

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on January 24, 2023. Chairman David Montgomery called the meeting to order at 7:10 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:

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

ABSENT:

Mrs. Ruscitto

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineer
John Stinner, Borough Manager
Jenni Easton, Planning Consultant

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. Ripley and carried unanimously.

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

MINUTES APPROVED:

- A. The minutes of the regular meeting of December 27, 2022 were approved on a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously.

COMMUNICATIONS:

None

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Ripley and carried unanimously, a recommendation to Council was approved for a preliminary land development known as SP-3-2022 – Additions & Alterations to Steel Center C.T.E., located at 565 North Lewis Run Road, Jefferson Hills, PA 15025, lot and block 561-H-10, owned by Steel Valley Area School Authority. Property is zoned R-2.

NEW BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Dean a recommendation to Council was approved for a rezoning of lot and block 1134-C-200, located along Scotia Hollow Road, from R-2, Medium Density Residential District to C, Commercial District.

REPORTS:

- A. Environmental Advisory Council – Thomas J. Donohue reported that the EAC does not meet in the month of December. The next meeting will be held January 25, 2023.

GENERAL BUSINESS:

A discussion on amendments and modifications to the Zoning Ordinance took place.

On a motion by Mr. Donohue, seconded by Mr. Alvi and carried unanimously, a recommendation to Council was approved to amend the Zoning Ordinance in relation to mixed-use sign provisions. The additions are as follows, highlighted in bold:

Article 700.2.D.1- Sign Illumination – **Internally** illuminated signs are permitted in nonresidential zoning districts only, unless otherwise prohibited by the regulations in this Chapter.

Article 700.4.E.6-Exempt Signs – **Window signs placed within four feet of a window and visible to the outside, provided that the aggregate area of all such signs shall not exceed 45 percent of the total window area on which such signs are displayed. Window panels separated by muntins or mullions shall be considered as one continuous window area.**

Article 700.7.B – Lighting - Signs in commercial, **mixed-use** and **industrial** zoning districts may be illuminated internally, provided that only the name and official logo of the business or entity are illuminated.

Article 700.9.A.f – LED signs are permitted as freestanding signs only and are only permitted in non-residential **and mixed-use** zoning districts.

Article 700.10. - MIXED USE ZONING DISTRICT SIGNS

A. In the Mixed-Use Zoning District, all of the following signs are permitted:

- 1.) Any sign permitted in residential zoning districts, as defined and regulated in 700.8.**
- 2) The total area of all wall and awning/canopy signs shall be limited to one and a half (1.5) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.**
- 3) Wall signs for non-residential uses shall be permitted subject to the following regulations.**
 - a) One (1) sign per tenant per street frontage, up to two (2) signs per tenant. Where a property has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.**
 - b) Area: Each sign shall have a maximum area of 12 square feet per sign face.**
 - c) Height: Signs shall have a maximum height equal to the eave line or bottom of the second story window sill, whichever is lower.**
 - d) Illumination: The following illumination types shall be permitted for wall signs subject to the regulations at 700.7, Lighting:**
 - i. External illumination, lit from above**
 - ii. Halo illumination or backlit letters**
- 4) Awning or canopy signs for non-residential uses shall be permitted subject to the following regulations.**
 - a) Height: Signs shall have a maximum height equal to the eave line or bottom of the second story windowsill, whichever is lower.**
 - b) Illumination: These signs shall be non-illuminated.**
- 5) Freestanding signs for non-residential uses shall be permitted subject to the following regulations.**
 - a) Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.**
 - b) Area: Each sign shall have a maximum area of 15 square feet, plus an additional five (5) square feet per tenant, up to a maximum of 30 square feet.**
 - c) Height: Freestanding signs shall have a maximum height of 10 feet.**

d) **Illumination:** The following illumination types shall be permitted subject to the regulations at 700.7, Lighting:

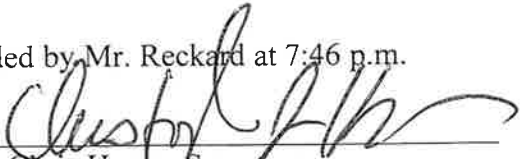
i. **External illumination.**

ii. **LED signs conforming with the following standards:**

1. All LED sign images, messages, and graphics displayed on the sign face must be static. Animation and video displays are prohibited.
2. The transition from one static display on the LED sign face to another must be instantaneous without any special effects, including but not limited to flashing, spinning, revolving transition methods, scrolling from left to right or top to bottom, slot machine, splice, mesh, radar, kaleidoscope, spin, or any other animated transition.
3. The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign.
4. Each message displayed must remain displayed continuously for a minimum of ten seconds.
5. No sign shall be brighter than 5,000 nits between sunrise and sunset and 250 nits between sunset and sunrise, measured according to recognized industry standards for brightness measurement.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Reckard at 7:46 p.m.


Chris Hynes, Secretary