

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

**MINUTES OF JANUARY 23, 2017**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, January 23, 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:**

Seven members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi (arrived at 7:02), Appelt, Daily (arrived at 7:03), Donohue, Hynes, Montgomery and Reckard.

**ABSENT:**

None

**ALSO IN ATTENDANCE:**

William Shimko, Solicitor  
Mike Glister, Gateway Engineers

**REORGANIZATION MEETING:**

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

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

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

**CITIZENS/TAXPAYERS COMMENTS:**

None

Mr. Daily arrived

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of December 27, 2016, were approved on a motion by Mr. Reckard seconded by Mr. Hynes, and carried unanimously.

**COMMUNICATIONS:**

- A. Letter from Tricia Levander to Pervaiz Alvi, reappointing him to the Planning Commission for the term expiring December 31, 2020.
- B. Letter from Tricia Levander to Christopher Hynes, reappointing him to the Planning Commission for the term expiring December 31, 2020.
- C. Letter from Tricia Levander to Derek Reckard, reappointing him to the Planning Commission for the term expiring December 31, 2020.

Mr. Alvi arrived

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

- A. Mr. Dean McHolmes of McHolmes Builders presented his conceptual plans regarding their intentions for the site of the old Large Hotel.

**OLD BUSINESS:**

- A. On a motion by Mr. Donohue, seconded by Mr. Alvi and carried unanimously, final approval was recommended to Council, subject to verification that the fire hydrant code is met and the plan is revised to add a note on Sheet S-4 stating that the developer shall provide the Borough with utility trench backfill compaction testing results performed every 100' for each lift of backfill. Backfill lifts shall not exceed 1 vertical foot and the testing should be performed to the depth of each lift, as per Gateway Engineers review letter dated January 18, 2017, for a subdivision known as S-13-2016 – Hunters Field Phase 6A, located on West Bruceton Road, lot and block 563-H-400, zoned R-2, residential, to subdivide into 11 lots for single family homes, owned by Maronda Homes, Inc. Planning Commission also recommends approval of the modification request made by the developer to allow a distance of 295' between sewer manholes in lieu of the required 200'.

**NEW BUSINESS:**

None

**REPORTS:**

- A. Environmental Advisory Council - Mr. Donohue reported they did not have a meeting in January.

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Daily at 7:44 p.m.

  
Christopher Hynes, Secretary