

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

MINUTES OF JANUARY 28, 2019

Presiding Officer: David Montgomery, Chairman

Acting Secretary: Thomas Donohue

The scheduled regular meeting of the Planning Commission was held on Monday, January 28, 2019. 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 (arrived at 7:40 p.m.), Donohue, Montgomery, Polick and Reckard.

ABSENT:

Mr. Hynes

ALSO IN ATTENDANCE:

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

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. Alvi and carried unanimously. Mr. Reckard accepted the nomination.

Mr. Montgomery asked for nominations for Secretary. Mr. Reckard nominated Mr. Hynes seconded by Mr. Montgomery and carried unanimously. Mr. Hynes was not present to accept the nomination.

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of December 17, 2018 were approved on a motion by Mr. Reckard seconded by Mr. Polick, and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 3-2019, Council approval of a preliminary subdivision known as S-9-2018 – Moscatiello Subdivision Plan, approved on January 14, 2019.
- B. Resolution No. 4-2019, Council approval of a preliminary land division known as SP-10-2018 – Marlow-Jefferson Hills Plan, approved on January 14, 2019.
- C. Facts and Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-16-2018, that was held on Thursday, January 10, 2019, regarding a request by Allegheny Health Network – Jefferson Hospital, 565 Coal Valley Road, Jefferson Hills, PA 15025, owners of lot & blocks 660-G-93, 660-G-81 and 660-G-36, requesting the following variances for an Off-Premises Directional Pole Sign: a variance to Zoning Ordinance 712, Section 901.5.e. – Off Premises Directional Signs in Commercial and Industrial Districts, maximum size of Off-Premises Direction Sign shall not exceed six (6) square feet; applicant is requesting to construct a 16’x8’ temporary free standing pole sign which would be 128 square feet. The property is zoned C-1, Commercial District. **VARIANCE WAS GRANTED**
- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-18-2018, to be held on Wednesday, February 13, 2019, 7:00 p.m., regarding a request by McNeilly Realty Associates, 1900 State Route 51, Jefferson Hills, PA 15025, lot & block 880-J-200, are requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to store excess inventory of new tow behind trailers for their tenant, D. F. Automotive, Inc.
- E. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-1-2019, to be held on Wednesday, February 13, 2019, at 7:30 p.m., regarding a request by John Dulak, 456 N. Lewis Run Road, Pittsburgh, PA 15122, owner of property located at 2208 State Street, Jefferson Hills, PA 15025, lot & block 1134-R-120, requesting a Use By Special Exception to Zoning Ordinance 712, sections 502.1.c.2(a) subject to subsection 1004.29. The property is zoned I-2, Heavy Industrial District. The appellant is requesting to be allowed to construct two (2) storage containers with a clear span cover to keep equipment and tools out of the weather. Containers are 40’x9’6” and the cover is 42’x40’.
- F. Notice of a Rescheduled Public Hearing of the Zoning Hearing Board Appeal No. ZN-14-2018, to be held Wednesday, February 20, 2019, at 7:00 p.m., with Thursday, February 21, 2019, at 7:00 p.m. and Tuesday, February 26, 2019 at 7:00 p.m., as continuation dates for the Public Hearing, if needed, for an appeal from a Group of 104 Jefferson Hills Residents, in care of Marcus and Shapira, LLP, 301 Grant Street, 35th Floor, Pittsburgh, PA 15219, appealing the Jefferson Hills Borough Zoning Officer’s granting of a Zoning Permit to AUUE, Inc., with its principal offices located at 600 Grant Street, 60th Floor, Pittsburgh, PA 15219, and with a business name of UPMC, for the building of a Medical Center comprised of a Hospital, Medical Clinic, Medical Professional Offices and a Helipad as an Accessory Use, for property located at the corner of State Route 51 and Elliott Road, Jefferson Hills, PA 15025, Block and Lot Nos. 767-G-200; 767-D-375; 767-H-14; 660-L-67; and, 660-S-40. A portion of the property is zoned O-P, Office Park District and a portion of the property zoned R-1, Residential-Agricultural, with said Zoning Permit limited to the parcels and portions of parcels in the O-P, Office Park District pursuant to 712, Sections 701.1 thru 701.8 of the Jefferson Hills Borough Zoning Ordinance.
- G. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-1-2019, to be held on Wednesday, February 13, 2019, at 8:00 p.m., regarding a request by Fred A. Angel, Jr., 5131 East Willock Road, Pittsburgh, PA 15236, owner of 1004 Maple Street, lot & blocks 881-L-156 & 881-L-158, requesting a variance to Zoning Ordinance 712, Section 501.2.a(6) - Rear Yard Setbacks. The appellants wish to build an addition to the existing building up to the rear property line. The required rear yard setback is a

minimum of fifteen (15') feet for industrial structures. The property is zoned I-1, Planned Industrial District.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. Item A was moved to the end of old business.
- B. On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, final approval was recommended to Council for a subdivision known as S-12-2018 – Hunters Field – Phase 6B, located on West Bruceton Road, lot and block 563-H-400, owned by Maronda Homes, Inc. **(End of 90-day review period is March 17, 2019)**
- C. No action taken, after Mr. Reidenbach presented his review, for a 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. Property is zoned O-P, C-1 and R-1. Applicant is proposing a 63-bed hospital with ambulatory and inpatient care, including emergency care, surgical services and the latest diagnostic imaging technology. Loop drive, visitor parking lot, emergency department parking lot, staff parking lot & service parking lots. **NO OFFICIAL ACTION TO OCCUR DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED MPC STAY.**

Mr. Daily arrived at 7:40 p.m.

- A. On a motion by Mr. Daily, seconded by Mr. Polick with a 5-0-1 roll call vote with Messrs. Daily, Donohue, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, preliminary approval was recommended to Council for a subdivision known as S-6-2018 - Pinecrest Estates – Phase I, located at Redcliffe Drive & Majestic Lane, lot and blocks 881-A-250 and 882-H-28, owned by Steven and Andrea Richard. **(End of 90-day review period is August 19, 2018, Applicant extended to February 12, 2019)**

NEW BUSINESS:

- A. On a motion by Mr. Polick, seconded by Mr. Daily and carried unanimously, approval for a preliminary and final subdivision known as known as S-13-2018 – McCann-Drager Subdivision, located at 305 and 313 Old Clairton Road, lot and blocks 661-H-230 and 661-H-248, owned by Jonathan A. Drager and John R. Jr. and Spring McCann, was tabled until the February Planning Commission meeting. **(End of 90-day review period is April 28, 2019)**
- B. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously final approval was recommended to Council for a land development known as SP-11-2018 – PTC New Logistics Warehouse Jefferson Hills, located at the southwest corner of the intersection between Gill Hall Road and the Mon Fayette Expressway just east of the existing Police Barracks, owned by Pennsylvania Turnpike Commission. **(End of 90-day review period is April 28, 2019)**
- C. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously recommendation to Council for a preliminary approval for a land development known as SP-1-2019 – Gill Hall Elementary Land Development Design, located at 829 Gill Hall Road, owned by West Jefferson Hills School District, was tabled until the February Planning Commission meeting. **(End of 90-day review period is April 28, 2019)**

- D. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously approval was recommended to the Zoning Hearing Board for Zoning Hearing ZN-18-2018, to be held on Wednesday, February 13, 2019, regarding a request by McNeilly Realty Associates, 1900 State Route 51, Jefferson Hills, PA 15143, lot & block 880-J-200, requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32, with the following suggested conditions; 1) Has to access by State Route 51, Borough Zoning Ordinance Section 1004.32(2) requires access to an arterial or collector road, Oak Road is not either; 2) No sales on the property; 3) No office on property; 4) No lighting on property; 5) Explicitly identify on site plan where trailers to be stored; 6) No trailer storage in the front yard or side yard, preference for screening outside of setback areas similar to requirements in Borough Zoning Ordinance Section 1004.29(2).
- E. On a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously approval was recommended to the Zoning Hearing Board for Zoning Hearing ZN-1-2019, to be held on Wednesday, February 13, 2019, regarding a request by John Dulak, 456 N. Lewis Run Road, Pittsburgh, PA 15122, owner of property located at 2208 State Street, Jefferson Hills, PA 15025, lot & block 1134-R-120, requesting a Use By Special Exception to Zoning Ordinance 712, sections 502.1.c.2(a) subject to subsection 1004.29, with the suggested condition that the storage containers be aesthetically pleasing.

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated they did not have a meeting this month.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Reckard at 9:11 p.m.



Thomas Donohue, Acting Secretary