

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

MINUTES OF JULY 22, 2019

Presiding Officer: David Montgomery, Chairman

Acting Secretary: Derek Reckard

The scheduled regular meeting of the Planning Commission was held on Monday, July 22, 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, Donohue, Montgomery Polick and Reckard.

ABSENT:

Mr. Hynes

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

MINUTES APPROVED:

- A. The minutes of the regular meeting of June 24, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Daily and carried unanimously.

COMMUNICATIONS:

- A. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-11-2019 that was held on June 27, 2019 at 7:00 p.m., regarding a request by Brian & Kathleen Bloom, 606 Setter Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 563-M-303. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.c – Fences on Single Family Lots (Other than Swimming Pool Enclosures). The ordinance states that privacy fences (less than fifty percent (50%) see-through) which are not in excess of six (6) feet in height may be constructed in the rear yard only if they are attached to the principal structure and do not project into the rear yard any farther than twenty (20) feet. Appellant is requesting a six foot (6') privacy fence in the rear yard without a pool or hot tub to be constructed one (1') foot or more from the property lines and extending more than twenty (20) feet into the rear yard from the principal structure.
VARIANCE WAS GRANTED

- B. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-12-2019 that was held on June 27, 2019 at 7:00 p.m., regarding a request by Evolution Automation, Inc., 660 Cochran Mill Road, Jefferson Hills, PA 15025, requesting a variance on behalf of Jefferson Memorial Park, Inc., for their properties located on Cochran Mill Road, lot and blocks 563-J-135 and 473-H-150-1. The property is zoned I-1, Planned Industrial District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 8-503.1.A – Design and Construction Standards, and further subject to the minimum standards for all construction and development proposed within any identified floodplain area Section 503.1.A - Fill. Applicants wish to build a warehouse in a floodplain area and to further elevate the proposed warehouse with fill above the elevation of the floodplain by a maximum of two feet above the elevation of the floodplain. **VARIANCE WAS GRANTED**
- C. Resolution No. 20-2019, Council approval of the final land development plan known as SP-3-2019, Eastman Chemical New Control Room Consolidation Project
- D. Resolution No. 21-2019, Council approval of preliminary subdivision plan known as PS-1-2019, Jefferson Memorial Park Plan of Lots
- E. Resolution No. 22-2019, Council approval of a preliminary land development plan known as SP-6-2019, Beedle Park Concession Stand

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. 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.**
- B. On a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously, preliminary approval was recommended to Council for a land development known as SP-5-2019 Evolution Automation, located at Cochran Mill Road and Hough Road, lot and blocks 563-J-135 and 473-H-150-1, owned by Jefferson Memorial Park Plan of Lots. **(End of 90-day review period is August 26, 2019)**

On a motion by Mr. Reckard seconded by Mr. Daily and carried unanimously, a waiver request for Ordinance 22, section 504.1.B requiring sidewalks along main roads was recommended to council to eliminate the sidewalks on frontage of this property due to the location and the current topography is not suitable for installation of sidewalks.

Planning Commission did not take action and did not recommend a modification request for Ordinance 22, section 305.1.a, requiring final application not be submitted until Council approves preliminary request. Evolution Automation is requesting Council to allow them submit the final application prior to Council approving the preliminary in August.

- C. On a motion by Mr. Alvi, seconded by Mr. Daily and carried unanimously, preliminary and final approval was granted for a consolidation plan known as S-5-2019 – Kokowski Unification Plan, located at 228 Washington Drive, lot and blocks 769-M-122 and 769-S-81, owned by Gilbert T. & Bethany F. Kokowski. **(End of 90-day review period is September 22, 2019)**
- D. On a motion by Mr. Daily, seconded by Mr. Alvi and carried unanimously, preliminary and final approval was recommended to Council for a subdivision plan known as S-6-2019 – St. Moritz Subdivision, located at Lot 7-R Check Drive, lot and block 882-S-26, owned by Philip L. St. Moritz. **(End of 90-day review period is September 22, 2019)**

NEW BUSINESS:

- A. On a motion by Mr. Polick, seconded by Mr. Daily and carried unanimously, final approval was recommended to Council for a subdivision plan known as S-7-2019 – FVJM Partnership Subdivision, located at 1334 State Route 51 lot and block 767-D-350, owned by FVJM Partnership. **(End of 90-day review period is October 21, 2019)**
- B. On a motion by Mr. Donohue, seconded by Mr. Daily and carried unanimously, preliminary approval for a land development plan known as SP-7-2019 – Riverlift Office and Garage land development, located at 1000 Madison Avenue lot and block 1273-D-350, owned by Clairton Slag Inc. DBA Riverlift Industries, was tabled until the August Planning Commission meeting. **(End of 90-day review period is October 21, 2019)**
- C. On a motion by Mr. Daily, seconded by Mr. Polick and carried unanimously, final approval was recommended to Council for a land development plan known as SP-8-2019 – Beedle Park Concession Stand, located at 1599 Decker Avenue, lot and block 1274-C-50, owned by Borough of Jefferson Hills. **(End of 90-day review period is October 21, 2019)**

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated he worked with Gateway Engineers on a few drafts of the proposed zoning map for the proposed Conservation District along Beams Run and will continue to work with them to get contour and property lines on it. There's an R-1 Zoning District area right in the middle of the proposed greenway that should be revised. The EAC wanted to work with Council on comments to the Allegheny County Health Department settlement agreement with US Steel but the EAC was not timely.

The EAC would like to receive input from the Recreation Board on the proposed Beams Run Trail and hope to meet with the Recreation Board in September.

GENERAL BUSINESS:

- A. Distribution of Final Draft Zoning Ordinance and Map for review before and discussion on forwarding to Borough Council at the August Planning Commission meeting

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Daily, seconded by Mr. Donohue at 8:03 p.m.


Christopher Hynes, Secretary