

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

MINUTES OF JULY 24, 2017

Presiding Officer: David Montgomery, Chairman

Acting Secretary: Greg Daily

The scheduled regular meeting of the Planning Commission was held on Monday, July 24, 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:

Six members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Appelt, Daily, Donohue, Montgomery and Reckard.

ABSENT:

Mr. Hynes

ALSO IN ATTENDANCE:

William Shimko, Solicitor
Mike Glister, Gateway Engineers
John Trant, Planning Consultant

CITIZENS/TAXPAYERS COMMENTS:

None

COMMUNICATIONS:

- A. Notice of a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-6-2017, to be held on Wednesday, July 19, 2017, at 7:00 p.m., regarding a request by Dennis R. & Janet M. Kunkel, 1555 Gilmore Drive, Jefferson Hills, PA 15025, lot & block 880-K-100, requesting a variance to Zoning Ordinance 712, Section 202.2.f - Side Yard Setbacks of ten (10) feet are required. The appellants wish to build a 24'x28' detached garage a distance of four (4) feet from the side property line, due to the location of easements on the property, when the required side yard setback is a minimum of ten (10) feet for single family structures and their accessory structures. The property is zoned R-2, Low Density Residential District.

MINUTES APPROVED:

- A. On a motion by Mr. Donohue seconded by Mr. Appelt, minutes of May 22, 2017 Planning Commission meeting were approved and carried unanimously,

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. On a Motion by Mr. Daily, seconded by Mr. Alvi and carried unanimously, preliminary and final recommendation to Council for a land development known as SP-1-2017 - Jefferson Hills Dollar General Store – 1517 State Route 51, lot & block 766-R-380, owned by PTV 1011, LLC (agreement to own), located at 1517 State Route 51, to construct a second Jefferson Hills Dollar General Store including the construction of a 7,225 sq. ft. retail store, an access road from PA-51, parking areas, drive aisles and other associated site improvements was tabled until the regularly scheduled August Planning Commission meeting.

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue reported that the Council did not meet this month.

GENERAL BUSINESS:

- A. Mr. Montgomery advised that the ordinance committee met prior to Planning Commission meeting and that the proposed zoning map is nearing completion and they are starting to work on the use districts.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Appelt at 7:30 p.m.



Greg Daily, Acting Secretary