

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

MINUTES OF JULY 28, 2020

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on July 28, 2020. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Community Room 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 (arrived at 7:01), Donohue, Hynes, Montgomery Polick, Reckard and Ruscitto.

ABSENT:

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mark Reidenbach, Gateway Engineers
Mike Glister, Borough Engineer
John Stinner, Borough Manager

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

Mr. Alvi arrived 7:01

- A. The minutes of the regular meeting of June 23, 2020 were approved on a motion by Mr. Reckard seconded by Mrs Ruscitto and carried unanimously.

COMMUNICATIONS:

- A. Notice of a Public Hearing for Zoning Hearing Board Appeal No. ZN-13-2020 to be held on July 29, 2020 at 7:00 p.m., regarding a request by Brian and Alyssa Mathews, 313 Greene Drive, Jefferson Hills, are requesting a variance for their property, lot and block 884-D-34. The property is zoned R-2, Low Density Residential District. The appellants are requesting

a variance to Zoning Ordinance 712, Section 902.9.b – Fences Enclosing Swimming Pools Accessory to Private Residences. The ordinance states that all swimming pools shall be enclosed by a wall or fence with self-latching gate not less than five (5) feet in height and not more than six (6) feet in height and privacy of less than fifty percent see-through. Appellant is requesting to be allowed to keep their four (4') foot fence to enclose an in-ground pool.

- B. Facts and Conclusions for a Zoning Hearing Board Appeal No. ZN-12-2020 that was held on July 16, 2020 at 7:00 p.m., regarding a request by West Jefferson Hills School District requesting a variance for their property located at 875 Old Clairton Road, lot and block 881-A-90. The property is zoned R-1, Residential-Agricultural 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 fences (which are at least fifty percent (50% see-through) and which are not in excess of four (4) feet in height may be constructed in the rear and side yards if located at least one (1) foot off property line. Appellant is requesting a six-foot (6') fence in their front yard without a pool or hot tub that will be 50% see-through. **VARIANCE WAS APPROVED**

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. Consider a recommendation to Council for a preliminary 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 COURT ORDERED STAY.**
- B. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, approval for preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Arnoni Drive, Dale Street, Antler Drive and Arch Street, lot and blocks 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP and Community Bank., was tabled until the August Planning Commission meeting. **(End of the Extended 90-Day Review Period is August 12, 2020)**
- C. On a motion by Mr. Polick, seconded by Mr. Hynes with a 5-0-1 roll call vote with Mrs. Ruscitto and Messrs. Donohue, Hynes, Montgomery, and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, approval for a preliminary subdivision known as PS-1-2020 - Millstone Village, located on Gill Hall Road, lot & blocks 1137-S-120, 1137-H-25, 1137-S-110, 1137-M-85, 1137-M-60 and 1137-M-48, owned by Millstone Development LLC., was tabled until the August Planning Commission meeting. **(End of the 90-Day Review Period is September 21, 2020)**

NEW BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, approval was recommended to Council for a Final land development plan known as SP-3-2020 – Quality Landscapes Equipment Building, located at 1229 Peters Creek Road, lot and block 765-R-125, owned by Quality Landscapes and Hardscapes LLC. Property is zoned I-1. Applicant wishes to install a 60'x40' steel storage garage with one bathroom, subject to the storm water management agreement being executed, proof of submittal to the Allegheny County Conservation report, and proper clauses being added to the plan. (End of the 90-Day Review Period is October 26, 2020)

B. REPORTS:

- A. Environmental Advisory Council – Thomas J. Donohue stated the EAC has been working with council on the fishing platform and the land being donated. He also stated he got good news of potential grants for the construction of the pier. They are planning for Beams Run Trail walk-through in the fall.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Reckard, seconded by Mr. Donohue at 8:10 p.m.



Christopher Hynes, Secretary