

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

**MINUTES OF July 26, 2022**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on July 26, 2022. 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:**

Nine members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Dean, Donohue, Hynes, Montgomery, Polick, Reckard, Ripley and Ruscitto.

**ABSENT:** None

**ALSO IN ATTENDANCE:**

Kerry Fraas, Solicitor  
Mike Glister, Borough Engineer  
John Stinner, Borough Manager - Via Zoom  
Jenni Easton, Planning Consultant

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:** None

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of June 28, 2022 were approved on a motion by Mr. Reckard seconded by Mr. Polick and carried unanimously.

**COMMUNICATIONS:**

- A. Resolution No. 26-2022, Council approval of a final land development plan known as SP-2-2022, Solar Farm Development Plan, approved on July 11, 2022.
- B. Resolution No. 27-2022, Council approval of a final subdivision plan as S-5-2022, Millstone Village Phase Two, approved on July 11, 2022.
- C. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-6-2022, that was held on June 29, 2022 at 7:00PM, regarding a request by Greg & Kristen Vanscoy for their property located at 350 Vine Street, lot and block 881-G-60. 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 right-side yard, without a pool, that would also extend past the front of the house into the front yard. **VARIANCE WAS GRANTED**

- D. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN -7-2022 that was held on June 29, 2022 at 7:30PM, regarding a request by Chalimar Dy Buco, 433 Spaniel Lane, Jefferson Hills, PA 15025, lot & block 562-J-18, is 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 the property line. Appellant is requesting a variance for a five (5) foot fence in height, to be constructed on both sides of the property and a four and a half (4.5) foot fence in height to be constructed along the back side of the property, without a pool or hot tub, at least one (1) foot off of the property lines. The property is zoned R-2, Low Density Residential District. **VARIANCE WAS GRANTED**

**PRE-APPLICATION ADVISORY PRESENTATIONS:** None

**OLD BUSINESS:**

- A. On a motion by Mr. Donohue, seconded by Mrs. Ruscitto, a recommendation to Council for a preliminary & final minor subdivision known as S-6-2021 – Nath Subdivision Plan of Lots, located at Bedell Road with a small part located in Union Township, lot and block 1137-S-310, owned by Daryl R. Nath was tabled until the August Planning Commission meeting. The end of the extended 90-day review period is November 21, 2022.
- B. On a motion by Mr. Donohue, seconded by Mrs. Ruscitto, approval for a preliminary and final consolidation plan known as S-4-2022 – John J. Scott Consolidation Plan No. 1, located in Floreffe, lot & blocks 1421-C-58 and 1421-C-90, owned by John J. Scott, was tabled until the August Planning Commission meeting.

**NEW BUSINESS:**

- A. On a motion by Mr. Alvi, seconded by Mr. Dean, a recommendation to Council was approved for a for a preliminary and final minor subdivision plan known as S-6-2022 – Phillip DiMarco Subdivision, located at Wray Large Road, lot & block 659-P-10, owned by Phillip & Mary Catherine DiMarco, subject to the conditions included in the resolution to be approved by Council.

**REPORTS:**

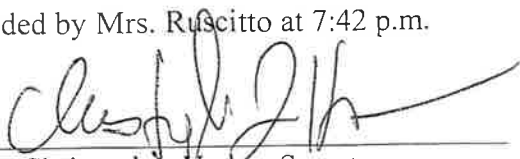
- A. Environmental Advisory Council – Thomas J. Donohue reported that they met on July 11<sup>th</sup> with the Allegheny County Conservation District. They took a tour of the wetlands within the Borough and discussion took place on how they could be used for educational purposes. They discussed the Infrastructure Bill that was passed by the federal government, and in that bill, there is money for abandoned mine reclamation. The Planning Commission also discussed Landslide Insurance and the expense that one would incur if or when a landslide would happen.

**GENERAL BUSINESS:**

Jenni Easton updated the commission on the Comprehensive Plan.

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Hynes, seconded by Mrs. Ruscitto at 7:42 p.m.

  
Christopher Hynes, Secretary