

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

**MINUTES OF JUNE 24, 2019**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, June 24, 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, Hynes, Montgomery and Reckard.

**ABSENT:**

Mr. Polick

**ALSO IN ATTENDANCE:**

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

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

- A. Jim Kingsley – 101 Camino Court - Advised the Commission that he was in favor for zoning change for Beams Run Road corridor to CD District and thinks it's needed.
- B. Paul J. Gitnik – 401 Curry Hollow Road – On behalf of Jefferson Memorial Park – Stated their property was initially I-1 and the proposed map changed to R-2. This is a concern because it could hinder their growth and they would not be able to expand. Jefferson Memorial Park is requesting its property keep its existing I-1 Zoning District designation.

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of May 28, 2019 were approved on a motion by Mr. Donohue seconded by Mr. Hynes and carried unanimously, with the correct to the roll call votes to remove Daily he was not at the meeting.

**COMMUNICATIONS:**

- A. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-10-2019 that was held on June 3, 2019 at 7:00 p.m., regarding a request by Tika R. & Bindu Sapkota, 603 W. Bruceton Road, Jefferson Hills, PA 15025, requesting a variance

for their property, lot and block 563-R-82. 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') vinyl 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. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-11-2019 to be held on June 27, 2-19 at 7:00 p.m., regarding a request by Brian & Kathleen Bloom, 606 Setter Lane, Jefferson Hills, PA 15025, are 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.
- C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-12-2019 to be held on June 27, 2019 at 7:30 p.m., regarding a request by Evolution Automation, Inc., 660 Cochran Mill Road, Jefferson Hills, PA 15025, is 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.
- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-13-2019 to be held on July 16, 2019 at 7:00 p.m., regarding a request by Howard Kerlin and Mary Williams are requesting a variance for their property located at 2036 Scotia Hollow Road. The property is zoned R-2, Low Density Residential District. The appellants wish to construct a 24'x30'x22' detached garage. They are requesting a variance from Zoning Ordinance 712 section 202.2.j – Height of Building, maximum of 15 feet, one story, to be increased to 22 feet.
- E. Resolution No. 16-2019, Council approval of a preliminary land development known as SP-2-2019 – New Control Room Consolidation Project, approved on June 10, 2019.
- F. Resolution No. 17-2019, Council approval of a final subdivision known as Pinecrest Estates – Phase 1, approved on June 10, 2019.
- G. Resolution No. 18-2019, Council approval of a preliminary subdivision known as FVJM Partnership Subdivision, approved on June 10, 2019.

**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. Reckard and carried with a 5-0-1 roll call vote with Messrs. Daily, Donohue, Hynes, Montgomery and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, final approval was recommended to Council for a land development application known as SP-3-2019 – Eastman Chemical New Control Room Land Development, located at 2200 State Route 837, lot and block 1273-D-243, owned by Eastman Chemical Resins, Inc. **(End of 90-day review period is July 21, 2018)**
- C. On a motion by Mr. Hynes, seconded by Mr. Alvi and carried unanimously, preliminary approval was recommended to Council for a subdivision known as PS-1-2019 – Jefferson memorial Park Plan of Lots, 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)**
- D. On a motion by Mr. Daily, seconded by Mr. Alvi and carried unanimously, preliminary approval 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 was tabled until the July Planning Commission meeting. **(End of 90-day review period is August 26, 2019)**

## **NEW BUSINESS:**

- A. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously, preliminary and final approval 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 was tabled until the July Planning Commission meeting.. **(End of 90-day review period is September 22, 2019)**
- B. On a motion by Mr. Daily, seconded by Mr. Alvi and carried unanimously, preliminary and final approval for a subdivision plan known as S-6-2019 – St. Moritz Subdivision, located at Lot 7-R Check Drive, lot and block 882-S-626, owned by Philip L. Moritz was tabled until the July Planning Commission meeting. **(End of 90-day review period is September 22, 2019)**
- C. On a motion by Mr. Daily, seconded by Mr. Reckard and carried unanimously, preliminary approval was recommended to Council for a land development plan known as SP-6-2019 – 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 September 22, 2019)**

## **REPORTS:**

- A. Environmental Advisory Council - Mr. Donohue stated at their meeting last month they finalized the article for Jefferson In Community Magazine on the Beams Run Road

project and made some suggestions on the zoning map. There will not be a meeting in July and August, but will try to meet with Recreation Board on the Beams Run Road.

**GENERAL BUSINESS:**

- A. Mr. Trant reviewed the final revisions to the proposed zoning map.

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Daily at 8:28 p.m.

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Christopher Hynes, Secretary