

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

MINUTES OF JUNE 25, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, June 25, 2018. 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:

None

ALSO IN ATTENDANCE:

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

CITIZENS/TAXPAYERS COMMENTS:

- A. Tom Poljak – 5005 Alta Vista Drive – Spoke in regards to the resident-proposed OP Zoning District changes.
- B. Joan Atkinson – 105 Redcliffe Drive – Spoke in regards to her opposition of a potential UPMC hospital in the Borough.
- C. Daniel Stuart, attorney for Marcus & Shapira, LLP, presented to Planning regarding the resident-proposed OP Zoning District changes.

MINUTES APPROVED:

- A. The minutes of the meeting of May 21, 2018, were approved on a motion by Mr. Alvi seconded by Mr. Donohue, and carried unanimously.

COMMUNICATIONS:

- A. Notice of a Public Hearing of the Zoning Hearing Appeal No ZN-7-2018 that was held on Wednesday, June 20, 2018, at 7:00 p.m., regarding a request by Daniel D. & Sarah L. Bowman requesting a variance for their property located at 310 Hunters Field Circle, lot and block 563-S-106. 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 their side and rear yard without a pool to be constructed one (1') foot from the property lines. Variance was granted
- B. Letter to Mr. Montgomery, dated June 1, 2018 from Jon P. Sweringen, Fahringer, McCarty, Grey, Inc., withdrawing their application known as S-3-2018 – VCS/AUUE Subdivision and Consolidation Plan.
- C. Resolution No. 14-2018, Council approval of preliminary land development known as SP-1-2018 – Allegheny Health Network – Jefferson Hospital ER Renovation, approved on June 11, 2018.
- D. Resolution No. 15-2018, Council approval of final land development known as SP-2-2018 – Allegheny Health Network – Jefferson Hospital ER Renovation, approved on June 11, 2018.
- E. Resolution No. 16-2018, Council approval of subdivision known as S-5-2018 – Moses Subdivision, approved on June 11, 2018.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Alvi, seconded by Mr. Reckard and carried unanimously, final approval was recommended to Council, subject to items on Gateway Engineers review letter dated June, 20, 2018 were completed by June 28, 2018, for a subdivision known as S-4-2018 – Hunters Preserve Plan No. 1, located on West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes, Inc. Property is zoned R-2. Applicant is seeking final approval for a 26-lot subdivision of Plan 1 in the Hunters Preserve Plan of Lots. **(End of 90-day review period is July 22, 2018)**

On a motion by Mr. Donohue, seconded by Mr. Hynes and carried unanimously, recommendation for approval of all four (4) modification requests was recommended to Council. **Modification Request #1** – Section 22.609.2, developer hereby requests the distance between inlets to be +/-300' in lieu of the 200' maximum distance; **Modification Request #2** – Section 22.609.1, developer hereby requests the minimum grade for storm sewers be 1.1% grade in lieu of the 2% grade requirement; **Modification Request #3** – Section 22.609.10, developer hereby requests the maximum distance between storm sewer cleanouts to be 200' in lieu of the 150' maximum required; **Modification Requests #4** – Section 22.610.2, developer hereby requests the minimum grade for sanitary sewers to be 0.75% in lieu of the 1% minimum required.

- B. On a motion by Mr. Daily, seconded by Mr. Hynes 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 for a subdivision known as S-6-2018 - Pinecrest Estates – Phase I, was tabled

until the July Planning Commission meeting at the applicant's request, located at Redcliffe Drive & Majestic Lane, lot and blocks 881-A-250 and 882-H-28, owned by Steven and Andrea Richard. Property is zoned R-1. Applicants are proposing to develop a 32-lot residential development. **(End of 90-day review period is August 19, 2018)**
(Applicant requested the Plan be tabled until July meeting)

NEW BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Daily and carried unanimously, preliminary approval for a land development known as SP-3-2018 - Marlow – Jefferson Hills, was tabled until the July Planning Commission meeting or until a zoning hearing recommendation is made in regards to the lot size requirement, located at 3007 Old Clairton Road, lot and block 881-H-86, owned by Robert & Jessica Marlow. Property is zoned C-1. Applicant is proposing to construct a 2-story building and parking lot including associated grading, landscaping, stormwater controls and lighting. The intended use of the building is for a photography studio. **(End of 90-day review period is September 23, 2018)**
- B. Discussion of the resident-proposed OP Zoning District amendment ensued and will be continued at the July Planning Commission meeting. The Planning Commission requested that Counsel for the residents, who are opposed to a possible UPMC hospital in a portion of the OP Zoning District and proposing an amendment that would preclude such a hospital in portions of the OP Zoning District where a hospital does not already exist, provide topics for their presentation by July 9, 2018.

REPORTS:


- A. Environmental Advisory Council - Mr. Donohue stated the EAC will be scheduling a walking tour with the landowners of Beams Run Valley and will let the Planning Commission know the date and time for those that wish to attend. Mr. Donohue also stated that the EAC presented Beams Run valley progress to Borough Council at Council's June meeting and told John Trant the EAC would like to see the valley as a greenway.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Donohue at 8:56 p.m.



Christopher Hynes, Secretary