

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

MINUTES OF MARCH 27, 2017

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, March 27, 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:

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

ABSENT:

None

ALSO IN ATTENDANCE:

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

CITIZENS/TAXPAYERS COMMENTS:

- A. Nicole Ruscitto, 1524 High Road, addressed her concerns as to what Mr. Fiore is doing on his property behind her home and wanted the Planning Commission to be aware of what's going on.

MINUTES APPROVED:

- A. The minutes of the regular meeting of February 27, 2017, were approved on a motion by Mr. Reckard seconded by Mr. Daily, and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-1-2017 that was held on Tuesday, March 14, 2017 at 7:00 p.m., regarding a request for a variance for Frank & Jill Lester, 910 Gill Hall Road, Jefferson Hills, PA 15025, lot and block 768-N-30. The property is zoned C-1, Highway Commercial 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. The variance

was granted, and the Appellants will replace another fence located between their house and garage with a fence that will be not less than five (5) ft. in height and not more than six (6) ft. in height, which fence will provide a portion of the enclosure of the proposed swimming pool and that this fence will contain a self-latching and self-closing gate.

- B. Facts and Conclusions for a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-2-2017 that was held on Tuesday, March 14, 2017 at 7:15 p.m., regarding a request for a variance for Gayle Musulin & James Marcum, 6036 Independence Drive, Jefferson Hills, PA 15025, lot and block 1006-E-138. 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. The variance was granted with the condition that the Appellants replace the two (2) gates on the existing fence with self-latching gates and the pool with an automated cover which cover will be used when the pool is not in use.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Reckard and carried unanimously, final approval was granted, subject to the applicant recording the deed to himself to clarify the abandonment of Heath Road and that the legend is corrected according to Gateway's review letter dated March 22, 2017, for a minor consolidation plan known as S-1-2017 – Lumsden Consolidation Plan, owned by Thomas & Kathleen Lumsden, located at Bedell Road & Heath Road, lot and blocks 1135-N-301 and 1275-B-92, zoned R-1, residential, to combine the two lots into one.

NEW BUSINESS:

- A. On a motion by Mr. Alvi, seconded by Mr. Hynes and carried unanimously, final approval was granted for a minor consolidation plan known as S-2-2017 – 5th Revision to the Castors' Farm Plan of lots – "a consolidation plan", owned by Michael and Marcey Madera-Lieberum, located at 4019 Castor Lane, lot and blocks 1136-B-15 and 1136-B-38, zoned R-1, residential, to combine the two lots into one.
- B. On a motion by Mr. Daily, seconded by Mr. Appelt and carried unanimously, final approval was recommended to Council, subject to the items on Gateway Engineer's report dated March 22, 2017 are addressed prior to March 29, 2017, for a subdivision plan known as S-3-2017 – Bezak Subdivision No. 2, owned by Ronald & Teresa Bezak, located at Pearson Road and Kathleen Drive, lot and blocks 767-K-288, 767-K-290, 767-P-23 and 767-P-25, zoned R-1, residential, to adjust two lot lines giving lot 1R and 2R part of former lot 16 and 17 and in the process, eliminating lot 17 of Kings Manor Plan and lot 16 becomes lot 3.

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue reported at their last meeting they went through the proposed zoning revisions. They also had the Daughters of the American Revolution there requesting permission to plant flowers to attract bees and are now

seeking approval from the Borough. Mr. Donohue stated they will be starting tours of different areas within the Borough in the next couple of months.

- B. Mr. Montgomery reported the SHACOG dinner is being held on April 27, 2017 at Nevillewood Country Club.
- C. Mr. Montgomery reported he recieved a letter from Duquesne Light Company informing the Planning Commission that they will be energizing their lines.

GENERAL BUSINESS:

- A. The Planning Commission discussed the Zoning Ordinance/Map Comprehensive Revisions in regards to redefining residential zoning districts.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Reckard at 8:31 p.m.



Christopher Hynes, Secretary