

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

**MINUTES OF MARCH 25, 2019**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, March 25, 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 Polick.

**ABSENT:**

Messrs. Reckard

**ALSO IN ATTENDANCE:**

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

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

- A. William Lucas – 5012 Dana Dr thanked the staff for putting the Planning Commission minutes on line wanted to know how to get the minutes regarding Frank Street and Maronda Homes.

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of February 25, 2019 were approved on a motion by Mr. Hynes seconded by Mr. Polick and carried unanimously.

**COMMUNICATIONS:**

- A. Resolution No. 9-2019, Council approval of a Final subdivision known as S-2-2019 – Moscatiello Subdivision Plan, approved on March 11, 2019.
- B. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-4-2019, to be held on Thursday, April 18, 2019, regarding a request by Bradd N. & Lauren M. Picone, 306 Hunters Field Circle, Jefferson Hills, PA 15025, requesting two variances for their property, lot and blocks 563-S-102. The properties are zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.c – Applicants are requesting to construct an aluminum bronze fence in the

front yard of a corner lot for a fence that is at least fifty percent (50%) see-through and which is not in excess of four (4) feet in height which ordinance requires that such fences only be located in the rear and side yards; and, Section 202.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of 28’ feet, rather than the minimum 35’ setback required to construct a 4’ aluminum bronze fence that is meant to enclose.

- C. Notice of a special meeting of Planning Commission of the Borough of Jefferson Hills to be held on Tuesday, April 16, 2019 at 7:00 p.m. in the Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025 to review the proposed new zoning ordinance and map.
- D. Notice of a public hearing to be held before the Council of the Borough of Jefferson Hills on Monday, April 1, 2019 at 6:00 p.m. in the Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025 to consider the application of West Jefferson Hills School District (CU-1-2019) for conditional use approval to erect an addition to the Gill Hall Elementary School on Block and Lot No. 768-K-100 located at 829 Gill Hall Road.

### **PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

### **OLD BUSINESS:**

- A. On a motion by Mr. Donohue, seconded by Mr. Daily and carried unanimously, approval was recommended to Council for a preliminary approval of a land development known as SP-1-2019 – Gill Hall Elementary Land Development Design, located at 829 Gill Hall Road, owned by West Jefferson Hills School District. **(End of 90-day review period is April 28, 2019)**, the following modifications were also recommended to Council on a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, Modification Request #1 – Section 22-504.1 – Sidewalks shall be required to be installed along the full frontage of lots located on arterial or collector streets; Modification Request #2 – Section 22-604.3 – The shoulders shall be graded to six feet behind the curb and provisions shall be made for protection of slopes beyond the right-of-way; Modification Request #3 – Section 9-115-.2.d.(6) – For fills higher than 10 feet above the toe of the proposed slope, there shall be constructed benches at eight-foot intervals measured vertically from the base of the fill. Said benches shall be six feet in width and shall have a floor cut to a reverse slope of one vertical to six horizontal; Modification Request #4 – Section 22-609.1 – The minimum grade for storm sewer pipes shall be 2% unless approved by the Borough Engineer; Modification Request #5 – Section 22-155.2.b – All detention facility(ies) shall be designed and equipped to safely pass the post-development one-hundred-year storm runoff flows without damaging (i.e., impairing the continued function of) the facilities. The facility(ies) must have an emergency outlet which is able to discharge the post development one-hundred-year peak flow; Modification #6 Section 22-155.2.b – After a preliminary application has been approved by Borough Council, the developer may proceed by filing either of the following types of applications: (1) A final application, including final plat approval, together with surety to guarantee proper installation of required improvements in the plan; (2) A final application without final plat approval, whereupon required improvements are installed prior to a request for final plat approval for recording.
- B. 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, latest diagnostic imaging technology, loop drive, visitor parking lot, emergency department parking lot, staff parking lot and service parking lots. **NO OFFICIAL**

**ACTION TO OCCUR DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED MPC STAY.** No Planning Commission comment, deliberation or action occurred.

**NEW BUSINESS:**

- A. On a motion by Mr. Hynes, seconded by Mr. Daily and carried unanimously, approval was recommended to Council for a conditional use application known as CU-1-2019 – Gill Hall Elementary Conditional Use, located at 829 Gill Hall Road, lot & block 768-K-100, owned by West Jefferson Hills School District. Property is zoned R-1. Applicant is proposing an expansion of the existing Gill Hall Elementary School. The expansion includes the addition of approximately 15,000 SF of building space along with the construction of a new student drop-off loop. **(End of 60-day review period is April 20, 2019)**

**REPORTS:**

- A. Environmental Advisory Council - Mr. Donohue stated they had a meeting in March and two letters were generated to President of West Jefferson Hills School Board for hosting us at their October meeting where they presented the Beam Run proposal. Second letter was sent to the property owners along Beams Run inviting them to discuss the trail on April 4th EAC meeting.

**GENERAL BUSINESS:**

- A. Review of draft proposed zoning ordinance
- B. There will be a special meeting on the April 15, 2019 at 7:00 p.m. and April 16, 2019 at 7:00 p.m., in the Council chambers to collect public input on the proposed new zoning map and zoning ordinance
- C. Mr. Montgomery announced the annual is SHACOG meeting is April 25, 2019

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Daily, seconded by Mr. Polick at 9:13 p.m.

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Christopher Hynes, Secretary