

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

MINUTES OF MARCH 26, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, March 26, 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
Mike Glister, Gateway Engineers
John Trant, Planning Consultant

CITIZENS/TAXPAYERS COMMENTS:

- A. The following people spoke to the Commission on their concerns for the S-3-2018 – VCS/AUUE Subdivision and Consolidation Plan:
1. Daniel Stuart, Esq., on behalf of Tom Poljak
 2. Karen A. Broman – 607 Old Clairton Road
 3. Tom Poljak – 5005 Alta Vista Drive
 4. Christine Grgurich – 101 Pearson Road
 5. Catherine Lesko – 5036 Alta Vista Drive

MINUTES APPROVED:

- A. The minutes of the regular meeting of February 26, 2018, were approved on a motion by Mr. Alvi seconded by Mr. Daily, and carried unanimously.

COMMUNICATIONS:

- A. Notice of a Public Hearing of the Zoning Hearing Appeal No ZN-3-2018, to be held on Tuesday, April 10, 2018, at 7:00 p.m., regarding a request by Robert C. & Cara L. Breisinger are requesting a variance for their property located at 469 Pearson Road, lot and block 883-C-180. 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 five foot (5') fence in their side, rear yard without a pool that would also extend six feet (6') past the front of the house into the front yard on one side.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Daily and carried unanimously, recommendation was made to Council, subject to the Parcel "A" lot lines being revised prior to Council meeting, for a preliminary and final approval for a subdivision known as S-1-2018 – McGuirk Family Limited Partnership Subdivision, located on Providence Drive, lot and blocks, 659-F-42, 659-K-150 and 659-K-206, owned by McGuirk Family Limited Partnership and Louis L & Elizabeth Ann LaMarca, Zoned R-2. Applicants wish to create one new lot being C-1, revising lot No. 1R, revising Parcel "A" and revising Parcel "C". Planning Commission also recommends approval of their Modification requests for a private right-of-way that does not front on a public street for Parcel "A". **(End of 90-day review period is May 28, 2018)**

- B. On a motion by Mr. Daily, seconded by Mr. Reckard and carried unanimously, approval for a preliminary and final approval was granted for a subdivision known as S-2-2018 – Steven A. Richard Plan of Subdivision No. 1 – 1434-1438 Council Place, located at 1434 & 1438 Council Place, lot and blocks 881-A-250, 881-E-15 and 881-E-13, owned by Steven A. & Andrea L. Richard and Rebecca A. Richard, Zoned R-1. Applicants wish to move the rear lot line on the two lots. **(End of 90-day review period is May 28, 2018)**
(Council approval not needed)

NEW BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Daily and carried unanimously, recommendation to Council for preliminary approval for a subdivision known as S-3-2018 was tabled – VCS/AUUE Subdivision and Consolidation Plan, located at 3000 Practice Tee Drive, Elliott Road and State Route 51 (former drive-in site), lot and blocks 660-S-40, 767-D-375, 767-G-200, 767-H-14 and 660-L-67, owned by VCS Associates and AUUE Inc. Property is zoned O-P, C-1 and R-1. Applicants are requesting that the lands of VCS Associates be subdivided into two (2) parcels. One parcel will remain with VCS Associates, Inc. and be known as Parcel 1. The other parcel will be conveyed to AUUE, Inc. and consolidated onto lands of AUUE, Inc. to create Parcel 2. **(End of 90-day review period is June 25, 2018)**

- B. John Trant discussed the proposed new draft Table of Authorized Permitted Uses for the new Zoning Ordinance with the Planning Commission.

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated they had a meeting at the beginning of the month and discussed the Beams Run Trail. Mr. Donohue also stated they are considering a public meeting for residents with gas well experts. They will be planning hikes for some of the areas of the Borough that are not developed.

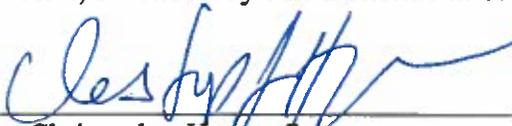
B. Mr. Shimko welcomed Mike Glister as our new in house Borough Engineer.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Donohue at 8:00 p.m.



Christopher Hynes, Secretary