

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

MINUTES OF MAY 22, 2017

Presiding Officer: David Montgomery, Chairman

Acting Secretary: Chad Appelt

The scheduled regular meeting of the Planning Commission was held on Monday, May 22, 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. William Lucas, 5012 Dana Drive, asked the Planning Commission who was responsible for the original approval to make Dana Drive a private road and if the minutes for the Planning Commission are available to view. Mr. Montgomery advised him that the Planning Commission only recommends to Council and that Council makes the final decision on plans. He also advised that the minutes are available with a Right to Know Request.

COMMUNICATIONS:

- A Notice of a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-4-2017, to be held on Wednesday, May 24, 2017, at 7:00 p.m., regarding a request by PTV VI, LLC, 1563 Woodward Dr., Ext, Greensburg, PA 15601, representatives for Taucher Enterprises, property owners of 1517 Clairton Blvd, lot & block 766-R-380, requesting the following four (4) variances to Zoning Ordinance 712, Section 901.5.d.3.c – The maximum height of the top of the pole sign shall be twenty (20) feet, appellants are requesting a variance to increase the maximum sign height from 20 feet to 21 feet; Section 901.5.d.3.e – The maximum size of the freestanding pole sign shall not exceed sixty-four (64) square feet and neither dimension of such sign shall be less than six (6) feet, appellants are requesting to use a 16'1"x6' sign with an area of 96.5 sq. ft.; Section 901.5.d.3.f – No portion of any pole sign shall project over any public right-of-way, appellants want to install the sign in a public right-of-way; and 902.6.b –

Off-Street Parking Requirements for Retail Sales requires one (1) space for each 150 sq. ft. of floor area used for retail trade, appellant is requesting variance to reduce the required parking stalls from 48 (7225/150) to 30. The property is zoned C-1, Highway Commercial District.

- B. Notice of a Public Hearing of the Zoning Hearing Board, Appeal No. ZN-5-2017, to be held on Wednesday, May 24, 2017, at 7:30 p.m., regarding a request by Edward J. Karloski & Mary Richard, 602 Old Clairton Road, Jefferson Hills, PA 15025, lot & block 767-F-100, requesting two variances to Zoning Ordinance 712, Section 201.2.f - Side Yard Setbacks of 10 feet are required. The appellants wish to build a 20'x19'5" addition on a non-conforming structure that sits 9'10" from property line when the required setback is a minimum of 10', allowing them to go straight back with their addition; and Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned R-1, Residential Agricultural District.

MINUTES APPROVED:

- A. On a motion by Mr. Reckard seconded by Mr. Hynes, minutes of April 24, 2017 were approved and carried unanimously, with the correction to Reports, item B should read: Mr. Montgomery asked for volunteers to be on the Ordinance Committee to work on the zoning ordinance. Mr. Donohue, Mr. Alvi and Mr. Reckard volunteered. Mr. Montgomery will officiate the meetings.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Alvi, seconded by Mr. Daily and carried unanimously, preliminary approval was recommended, subject to the Geotechnical study and the items on Gateway Engineers review letter dated May, 17, 2017 being completed prior to submission of final plan, for a preliminary subdivision known as PS-1-2017 – Betler Plan of Lots, owned by Albert and Tracy Betler, Jr., located at 1506 Gill Hall Road, lot and block 1006-G-265, zoned R-2, low density residential district, to subdivide into 6 single family lots plus 1 existing lot that will be given additional acreage.

NEW BUSINESS:

None

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue reported that the Council took a hike along Peters Creek to look at property recently sold there.

GENERAL BUSINESS:

- A. Mr. Trant advised that the ordinance committee met prior to Planning Commission meeting and that the map is in its final revisions and they are ready to start looking at the ordinances.
- B. Mr. Montgomery informed the Commission of the Memorial Day services at Lobb's Cemetery starts at 11:00 a.m. on Monday, May 29th.

- C. Mr. Montgomery informed the Commission that the Community Day is making a comeback and will be held on June 10th. There are 40 vendors and fireworks.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Appelt at 7:29 p.m.

Chad Appelt (s)

Chad Appelt, Acting Secretary