

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

**MINUTES OF MAY 28, 2019**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Tuesday, May 28, 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, Donohue, Hynes, Montgomery, Polick (arrived at 7:06. p.m.) and Reckard.

**ABSENT:**

Mr. Daily

**ALSO IN ATTENDANCE:**

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

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

- A. Rachel Blistan, Marcus & Shapira, LLP, 301 Grant Street, Fl. 35, Pittsburgh, PA 15219 - asked that the Planning Commission have the applicant of Agenda item 10 B clarify their intentions for this property.

**MINUTES APPROVED:**

- A. The minutes of the special meeting of April 15, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Hynes and carried unanimously.

7:06 Mr. Polick arrived

- B. The minutes of the special meeting of April 16, 2019 were approved on a motion by Mr. Donohue seconded by Mr. Reckard and carried unanimously.
- C. The minutes of the regular meeting of April 22, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Hynes and carried unanimously with the correction to Item 11 to change the wording from addressing their comments to listening to and reviewing their comments.

## COMMUNICATIONS:

- A. Notice of a public hearing to be held before the Council of the Borough of Jefferson Hills on Monday, June 5, 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 the Borough of Jefferson Hills (CU-2-2019) for conditional use approval to erect a concession stand at Beedle Park 1274-C-50 located at 1599 Decker Avenue.
- B. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-7-2019 that was held on May 2, 2019 at 7:00 p.m., regarding a request by Bryan & Sarah Englert, 431 Labrador Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 662-C-90. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section, 202.2.e – Front Yard Setbacks, applicants are requesting a front yard setback of 27' feet, rather than the minimum 35' setback required to build a covered 10'x16' front porch onto the existing home. **VARIANCE WAS GRANTED**
- C. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-8-2019 that was held on May 2, 2019 at 7:30 p.m., regarding a request by David G. & Sharon L. RoJohn, 101 Roberts Drive, Jefferson Hills, PA 15025, requesting two variances for their property, lot and blocks 560-R-27. The property is 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 a 4' 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 1' foot, rather than the minimum 35' setback required to construct a 4' black chain link fence that is meant to enclose. **VARIANCE WAS GRANTED**
- D. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-9-2019 that was held on May 2, 2019 at 8:00 p.m., regarding a request by Eastman Chemical Resins Plant, 2200 State Route 837, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 1273-D-243. The property is zoned I-2, Heavy Industrial District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 502.1 – Elevation and Flood Proofing Requirements, and further subject to the building requirements of Section 502.1.B for a nonresidential structure if such a variance is granted. Applicants wish to construct a new Control Room within the floodplain Zone AE. **VARIANCE WAS GRANTED**
- E. Resolution No. 13-2019, Council approval of a final land development known as SP-4-2019 – Gill Hall Elementary Land Development Design, approved on May 13, 2019.
- F. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-10-2019, to be held on June 3, 2019 at 7:00 p.m., regarding a request by Tika R. & Bindu Sapkota, 603 W. Bruceton Road, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 563-R-82. 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') vinyl privacy fence in the rear yard without a pool or hot tub to be constructed one (1') foot or more from the property lines and extending more than twenty (20) feet into the rear yard from the principal structure.

- G. Letter to Planning Commission dated May 16, 2019 from Robert J. Barati, asking that the Planning Commission consider zoning his property at 600 W. Bruceton Road (changing to 720 W. Bruceton Road) from R-1 Residential to I-1 Industrial so that his current business that is grandfathered in is zoned properly for what it is currently used for.
- H. Letter to Planning Commission dated April 22, 2019, from Jefferson Memorial Cemetery, asking that the Planning Commission not change their zoning from I-1 Industrial to R-1 Residential.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

- A. Chris Kerns, from Eco Land Solutions, LLC, representing Kaclik Builders, presented to the Commission their intent to develop property along Gill Hall Road, currently owned by Doris Matthews. Property is currently zoned C-2, Commercial and R-1, Residential and they are asking that the R-1 zoning remains and the C-2 be changed to MU, Mixed Use.

**OLD BUSINESS:**

- A. 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 and the latest diagnostic imaging technology. Loop drive, visitor parking lot, emergency department parking lot, staff parking lot & service parking lots. **NO OFFICIAL ACTION TO OCCUR DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED MPC STAY.**
- B. On a motion by Mr. Polick, seconded by Mr. Reckard and carried with a 5-0-1 roll call vote with Messrs. Donohue, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, final approval was recommended to Council for a subdivision known as S-3-2019 – Pinecrest Estates – Phase I, located at Redcliffe Drive & Majestic Lane, lot and blocks 881-A-250 and 882-H-28, owned by Steven and Andrea Richard. **(End of 90-day review period is July 21, 2018)**
- C. On a motion by Mr. Polick, seconded by Mr. Hynes and carried with a 5-0-1 roll call vote with Messrs. Donohue, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, approval was recommended to Council for a preliminary land development application known as SP-2-2019 – Eastman Chemical New Control Room Land Development, located at 2200 State Route 837, lot and block 1273-D-243, owned by Eastman Chemical Resins, Inc. **(End of 90-day review period is July 21, 2018)**
- D. On a motion by Mr. Hynes, seconded by Mr. Reckard and carried with a 4-1-1 roll call vote with Messrs. Hynes, Montgomery, Polick and Reckard voting yes, Mr. Donohue voting no, and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, for a final land development application known as SP-3-2019 – Eastman Chemical New Control Room Land Development, located at 2200 State Route 837, lot and block 1273-D-243, owned by Eastman Chemical Resins, Inc, was tabled until the June Planning Commission meeting. **(End of 90-day review period is July 21, 2018)**

## NEW BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Reckard and carried unanimously, final approval was recommended to Council for a conditional use application known as CU-2-2019 – Beedle Park Concession Stand, located at 1599 Decker Avenue, lot and block 1274-C-50, owned by Borough of Jefferson Hills. Property is zoned R-1. **(End of 60-day review period is June 29, 2018)**
- B. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, approval was recommended to Council for a preliminary subdivision known as S-4-2019 – FVJM Partnership Subdivision, located at 1356 State Route 51, lot and block 767-D-350, owned by FVJM Partnership. **(End of 90-day review period is August 26, 2019)**
- C. On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, recommendation for a preliminary subdivision known as PS-1-2019 – Jefferson memorial Park Plan of Lots, located at Cochran Mill Road and Hough Road, lot and blocks 563-J-135 and 473-H-150-1, owned by Jefferson Memorial Park Plan of Lots, was tabled until the June Planning Commission meeting. **(End of 90-day review period is August 26, 2019)**
- D. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, recommendation for a preliminary land development known as SP-5-2019 – Evolution Automation, located at Cochran Mill Road and Hough Road, lot and blocks 563-J-135 and 473-H-150-1, owned by Jefferson Memorial Park Plan of Lots, was tabled until the June Planning Commission meeting. **(End of 90-day review period is August 26, 2019)**

## REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated the Environmental Advisory Council were to meet with the Recreation Board at their regularly scheduled meeting but they canceled the meeting, so the EAC had their meeting and spoke with Jane Milner, Coordinator of Community Relations for Jefferson Hills Municipal. After meeting with Ms. Milner, the EAC submitted an informational article for the In Magazine regarding the proposed Beams Run Trail.

## GENERAL BUSINESS:

- A. Mr. Trant discussed with the Planning Commission the two zoning issues brought up at tonight's meeting regarding Jefferson Memorial Park's request and the Matthew's property. After discussion, the Commission agreed to change the proposed zoning change from R-1 for the Jefferson Memorial Cemetery back to the original I-1. They will also update the boundary line for this property to show that it is in Jefferson Hills, not South Park.

The Matthew's property will also revert back to Residential and the C-2 will be changed to MU, Multiple Use.

The unconventional oil and gas overlay was also discussed and the maps will be revised showing the elimination of the overlays and allowing it in I-1 & I-2 Industrial areas.

Mr. Donohue proposed a CD, Conservation District be added through the area of the proposed Beams Run Trail.

Mr. Shimko reminded the Commission that they are only making recommendations to Council of the zoning map changes and that the Planning Commission has no authority to

change the zoning map.

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Reckard at 8:52p.m.

  
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Christopher Hynes, Secretary