

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

MINUTES OF MAY 21, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, May 21, 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
John Trant, Planning Consultant
Mike Glistler, Borough Engineer
Mark Reidenbach, Gateway Engineers

CITIZENS/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of April 23, 2018, were approved on a motion by Mr. Alvi seconded by Mr. Daily, and carried unanimously.

COMMUNICATIONS:

- A. Facts and Conclusions for a Zoning Hearing Appeal No ZN-4-2018 that was held on Thursday, May 10, 2018, at 7:00 p.m., regarding a request by Brian Lorson & Patricia Philiph requesting a variance for their property located at 342 Greene Drive, lot and block 884-D-65. The property is zoned R-2, Low Density Residential District. The appellants requested 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') privacy fence in their side and rear yard without a pool to be

constructed one (1') foot from the property lines and extending more than twenty (20) feet into the rear yard from the principal structure. **Variance was granted.**

- B. Facts and Conclusions for a Zoning Hearing Appeal No ZN-5-2018 that was held on Thursday, May 10, 2018, at 7:30 p.m., regarding a request by Keith J. & Kathleen L. Salamony, requesting two variances for their property at 116 Neilson Drive, Jefferson Hills, PA 15025, lot and block 883-J-127. The property is zoned R-2, Low Density Residential District. The appellant requested a variance to Zoning Ordinance 712, Section 202.2.f – Area & Building Regulations - Side Yard setbacks, required setback for accessory structure is 10 ft.; applicant is requesting an 8 ft side yard setback. The applicant also requested a variance to Section 202.2.j –Height of Building, maximum allowable height is 15 ft. and 1 story. Appellant is requesting to be allowed to construct a 14x24 garage with a height of 15'7". **Variance was granted.**
- C. Facts and Conclusions for a Zoning Hearing Appeal No ZN-6-2018, that was held on Thursday, May 10, 2018, at 8:00 p.m., regarding a request by Carl T. & Susan B. Baumgart, is requesting a variances for their property at 3016 Scenic Court, Finleyville, PA 15332, lot and block 1136-A-250. The property is zoned R-1, Residential-Agricultural District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.11 – Detached Garages and Accessory Storage Sheds, maximum allowable size for a structure or garage is 750 sq. ft. Appellant is requesting to be allowed to construct a 38'x48' garage with a height of 12'. **Variance was granted.**
- D. Letter dated April 25, 2018, to David Montgomery, Planning Commission Chairman, from Tricia Levander, regarding a Landowner Curative Amendment.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. No action was taken for preliminary approval for a subdivision known as S-3-2018 – VCS/AUUE Subdivision and Consolidation Plan, because the applicant tabled until June at the April Planning Commission meeting, 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. **(Applicant extended End of 90-day review period to September 24, 2018)**
- B. On a motion by Mr. Daily, seconded by Mr. Alvi and carried with a 5-0-1 roll call vote with Messrs. Alvi, Daily, Donohue, Montgomery and Reckard voting yes and Mr. Hynes Abstaining due to being employed by South Pittsburgh Anesthesia, a contractor at Allegheny Health Network's Jefferson Hospital, preliminary approval was recommended to Council for a land development known as SP-1-2018 – Allegheny Health Network – Jefferson Hospital ER Renovation, located at 565 Coal Valley Road, lot and block 560-J-50-0-1, owned by Allegheny Health Network – Jefferson Hospital. Property is zoned O-P. Applicant is proposing to construct a building addition to the existing hospital as well as some parking modifications. **(End of 90-day review period is July 22, 2018)**
- C. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously, recommendation to Council for a final approval for a subdivision known as S-4-2018 was tabled at the request of the applicant, Hunters Preserve Plan No. 1, located on West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes, Inc. Property is

zoned R-2. Applicant is seeking final approval for a 26-lot subdivision of Plan 1 in the Hunters Preserve Plan of Lots. **(End of 90-day review period is July 22, 2018)**

- D. On a motion by Mr. Reckard, seconded by Mr. Donohue and carried unanimously, preliminary and final approval was recommended to Council for a subdivision known as S-5-2018 - Moses Subdivision, located at 1390 Marion Drive, lot and block 1003-N-215. Property is zoned R-2. Applicant is proposing to subdivide existing parcel into 2 lots. Lot #1 will contain the existing dwelling. Lot #2 is intended to be used for a future single family dwelling. **(End of 90-day review period is July 22, 2018)**

NEW BUSINESS:

- A. On a motion by Mr. Alvi, seconded by Mr. Daily and carried with a 5-0-1 roll call vote with Messrs. Alvi, Daily, Donohue, Montgomery and Reckard voting yes and Mr. Hynes Abstaining due to being employed by South Pittsburgh Anesthesia, a contractor at Allegheny Health Network's Jefferson Hospital, a modification request was recommended to Council to section 22-305 of the Subdivision and Land Development, to allow the final approval of SP-2-2018 – Allegheny Health Network – Jefferson Hospital ER Renovation, to be approved concurrently with the preliminary approval.

On a motion by Mr. Alvi, seconded by Mr. Daily and carried with a 5-0-1 roll call vote with Messrs. Alvi, Daily, Donohue, Montgomery and Reckard voting yes and Mr. Hynes Abstaining due to being employed by South Pittsburgh Anesthesia, a contractor at Allegheny Health Network's Jefferson Hospital, final approval was recommended to Council for a land development known as SP-2-2018 – Allegheny Health Network – Jefferson Hospital ER Renovation, located at 565 Coal Valley Road, lot and block 560-J-50-0-1, owned by Allegheny Health Network – Jefferson Hospital. Property is zoned O-P. Applicant is proposing to construct a building addition to the existing hospital as well as some parking modifications. **(End of 90-day review period is August 19, 2018)**

- B. On a motion by Mr. Daily, seconded by Mr. Reckard and carried with a 5-0-1 roll call vote with Messrs. Daily, Donohue, Hynes, Montgomery and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, final approval for a subdivision known as S-6-2018, was tabled until the June Planning Commission meeting, 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. Property is zoned R-1. Applicant is proposing to develop a 32-lot residential development. **(End of 90-day review period is August 19, 2018)**
- C. No comments were recommended to Council for a Landowner Curative Amendment filed on behalf of Carol Ann Bucar, lot and block 883-H-45, Waterman Road, in regards to the Oil and Gas Overlay District in the Oil and Gas Ordinance.

REPORTS:

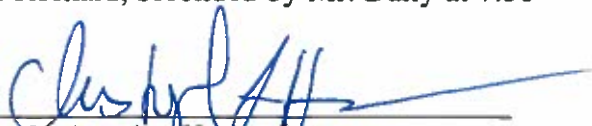
- A. Environmental Advisory Council - Mr. Donohue stated the EAC met in early May and did a walking tour with the landowners of Beams Run Valley and exchanged ideas.

GENERAL BUSINESS:

- A. Mr. Montgomery asked the Planning Commission members if anyone was interested in attending a seminar on Development Review Process on June 12, 2018 at Whitehall Borough from 5:30 p.m. to 8:30 p.m. Messrs. Donohue, Hynes and Reckard expressed interest and will confirm at a later date.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Reckard, seconded by Mr. Daily at 7:50 p.m.



Christopher Hynes, Secretary