

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

MINUTES OF May 19, 2020

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on May 19, 2020. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Community Room 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, (arrived 7:01), Donohue, Hynes, Montgomery Polick, Reckard and Ruscitto.

ABSENT:

None

ALSO IN ATTENDANCE:

Deron Gabriel & Kerry Fraas, Solicitor
Mark Reidenbach, Gateway Engineers
John Stinner, Borough Manager

Mr. Alvi arrived 7:01

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

1. Jim Hausman, 300 Rainbow Drive, gave a statement regarding the proposed Blackwood Plan that he has been caring for the land of the right-a-way for the past 16 years and was never told it was going to be an access road.
2. Christina Malkin, Esq., PO Box 353, Ingormar, PA 15127 – presenting Mr. Hausman regarding the right-a-way next to his property.

MINUTES APPROVED:

- A. The minutes of the regular meeting of April 27, 2020 were approved on a motion by Mr. Polick seconded by Mr. Reckard and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 08-2020, Council approval of a final land development known as SP-2-2020, Kurt Lesker Final Land Development, approved on May 11, 2020.
- B. Notice of a Rescheduled Public Hearing of the Zoning Hearing Board Appeal No. ZN-8-2020 to be held on June 2, 2020 at 7:00 p.m., regarding a request by Jeffrey Westlund, 655 Weigles Hill Road, Elizabeth, PA 15037, representing Lorigan LLC, owners of vacant property located at 1371 State Route 51, Jefferson Hills, PA 15143, lot & block 766-E-100, requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to sell used vehicles.
- C. Letter dated May 15, 2020, from the Planning Commission to the Zoning Hearing Board recommending approval of a request by Jeffrey Westlund, 655 Weigles Hill Road, Elizabeth, PA 15037, representing Lorigan LLC, owners of vacant property located at 1371 State Route 51, Jefferson Hills, PA 15143, lot & block 766-E-100, requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to sell used vehicles with the recommended condition of requiring them to install low level buffer along Route 51.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. Consider a recommendation to Council for a preliminary 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 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 COURT ORDERED STAY.**
- B. On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, approval was tabled for preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Armoni Drive, Dale Street, Antler Drive and Arch Street, lot and blocks 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP and Community Bank. **(End of the Extended 90-Day Review Period is June 9, 2020) request extension to July 15, 2020**
- C. On a motion by Mr. Alvi, seconded by Mr. Polick and carried unanimously, approval was recommended to Council for a preliminary land development plan known as SP-1-2020 – Quality Landscapes Equipment Building, located at 1229 Peters Creek Road, lot and block 765-R-125, owned by Quality Landscapes and Hardscapes LLC. Property is zoned I-1. Applicant wishes to install a 60'x40' steel storage garage with one bathroom. **(End of the 90-Day Review Period is June 22, 2020)**

NEW BUSINESS:

- A. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, approval was granted for a preliminary and final approval for a subdivision to a previously-recorded plan known as S-1-2020 - Trbovich Consolidation Plan, located on Oak Street, lot and blocks 881-P-117 and 881-P-121, zoned I-1, Industrial, owned by Ned Trbovich, to extinguish the old lot line and combine into one lot to build a warehouse. **(End of the 90-Day Review Period is August 17, 2020)**

REPORTS:

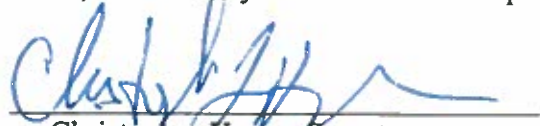
- A. Environmental Advisory Council – Thomas J. Donohue stated they made some progress on the disability fishing pier and that they have identified the property that could work the best. The Dowling family is willing to donate the property on both sides of the bridge to the Borough. Borough will be doing a tax search on the property. They also got pricing on the floating pier.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Reckard, seconded by Mr. Polick at 9:25 p.m.



Christopher Hynes, Secretary