

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

MINUTES OF NOVEMBER 18, 2019

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on November 18, 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:

Seven members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Daily, Hynes, Montgomery, Polick and Reckard.

ABSENT:

Mr. Donohue

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

1. Tim Prince – 108 Arch Street – Expressed his concerns on the proposed new development Blackwood Plan of Lots.
2. Lauryn Sacha - 1089 Antler Drive – Expressed her concerns on the proposed new development Blackwood Plan of Lots.
3. Nadine Pope - 1091 Antler Drive – Expressed her concerns on the proposed new development Blackwood Plan of Lots.
4. Ray Schrader – 284 Deer Park Drive E – Expressed his concerns on the proposed new development Blackwood Plan of Lots.
5. James Davison – 1053 Antler Drive – Expressed his concerns on the proposed new development Blackwood Plan of Lots.
6. John Pope – 1091 Antler Drive – Expressed his concerns on the proposed new development Blackwood Plan of Lots.
7. Bill Kunkel – 1088 Antler Drive – Expressed his concerns on the proposed new development Blackwood Plan of Lots.

MINUTES APPROVED:

- A. The minutes of the regular meeting of October 28, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Polick and carried unanimously.

COMMUNICATIONS:

- A. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-14-2018 that was held on January 17, 2019 and continued on February 20, 2019, February 21, 2019, February 26, 2019, March 12, 2019, April 17, 2019, April 30, 2019, May 16, 2019, June 11, 2019, June 18, 2019 and September 16, 2019 at 7:00 p.m., regarding an appeal by a Group of 104 Jefferson Hills Residents, in care of Marcus and Shapira, LLP, 301 Grant Street, 35th Floor, Pittsburgh, PA 15219, appealing the Jefferson Hills Borough Zoning Officer's granting of a Zoning Permit to AUUE, Inc., with its principal offices located at 600 Grant Street, 60th Floor, Pittsburgh, PA 15219, and with a business name of UPMC, for the building of a Medical Center comprised of a Hospital, Medical Clinic, Medical Professional Offices and a Helipad as an Accessory Use, for property located at the corner of State Route 51 and Elliott Road, Jefferson Hills, PA 15025, Block and Lot Nos. 767-G-200; 767-D-375; 767-H-14; 660-L-67; and, 660-S-40. A portion of the property is zoned O-P, Office Park District and a portion of the property zoned R-1, Residential-Agricultural, with said Zoning Permit limited to the parcels and portions of parcels in the O-P, Office Park District pursuant to 712, Sections 701.1 thru 701.8 of the Jefferson Hills Borough Zoning Ordinance. **APPEAL WAS GRANTED IN FAVOR OF THE APPELLANTS**
- B. Resolution No. 43-2019, Council approval of a preliminary land development known as SP-7-2019, Clairton Slag, Inc. DBA Riverlift Industries New Office and Garage Land Development, approved on November 11, 2019.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Daily, seconded by Mr. Polick with a 5-1-0 roll call vote with Messrs. Alvi, Daily, Montgomery, Polick and Reckard voting yes and Mr. Hynes voting no, preliminary approval for a 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. was tabled until the December Planning Commission meeting. **(End of 90 Day Review Period is January 22, 2020)**
- B. On a motion by Mr. Polick, seconded by Mr. Hynes and carried unanimously, final approval for a preliminary land development plan known as SP-9-2019 – Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company, was tabled until the December Planning Commission meeting. **(90-day extension until February 24, 2020)**
- C. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, final approval was recommended to Council for a subdivision known as S-10-2019 – Hunters Preserve No 2, located at West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes Inc. No recommendations were made on the modifications. **(End of 90-day review period is December 23, 2019)**

NEW BUSINESS:

- A. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously, preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Arnoni 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, was tabled until the December Planning Commission meeting. **(End of the 90-day review period is February 16, 2020)**

REPORTS:

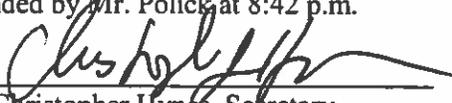
None

GENERAL BUSINESS:

A. Meeting dates for 2020

ADJOURNMENT:

The meeting was adjourned on a motion by Alvi, seconded by Mr. Polick, at 8:42 p.m.



Christopher Hynes, Secretary