**BOROUGH OF JEFFERSON HILLS**

**REGULAR MEETING OF THE PLANNING COMMISSION**

**MINUTES OF NOVEMBER 24, 2020**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on November 24, 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:**

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

**ABSENT:**

**ALSO IN ATTENDANCE:**

 Kerry Fraas, Solicitor

 Mark Reidenbach, Gateway Engineers

 Mike Glister, Borough Engineer

 John Stinner, Borough Manager

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

 None

**MINUTES APPROVED:**

1. The minutes of the regular meeting of October 27, 2020 were approved on a motion by Mr. Donohue ­­­seconded by Mr. Reckard and carried unanimously.

**COMMUNICATIONS:**

1. Notice of Public Hearing for the Zoning Hearing Board Appeal No ZN-21-2020 that will be held on December 10, 2020 at 7:00 pm, regarding a request by Giuseppe and Gina Casamassa, 428 Spaniel Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 562-J-20. 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 26’ for an existing front porch that was constructed without a Zoning Permit, rather than the required minimum setback of 35’.
2. Notice of Public Hearing for the Zoning Hearing Board Appeal No ZN-22-2020 that will be held on December 10, 2020 at 7:30 pm, regarding a request by Nathan DePierre, 2084 Laurel Ridge Drive, Jefferson Hills, PA 15025, lot and block 768-H-3. The property is zoned R-1, Residential-Agricultural 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 fences (which are at least fifty percent (50% see-through) and which are not in excess of four (4) feet in height may be constructed in the rear and side yards if located at least one (1) foot off property line. Appellant is requesting a five-foot (5’) fence in their rear and side yards without a pool or hot tub that will be 50% see-through.
3. Notice of Public Hearing for the Zoning Hearing Board Appeal No ZN-23-2020 that will be held December 22, 2020 at 7:00 pm, regarding a request by Robert Sheppard, 908 Gill Hall Road, Jefferson Hills, PA 15025, lot & block 768-N-26, is requesting a variance to Zoning Ordinance 712, Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned C-1, Highway Commercial District. Appellant is requesting to extend a nonconforming residential use in a C1 commercial district by constructing a detached garage on the property which will be used by the appellant for personal use rather than a commercial use.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

 None

**OLD BUSINESS:**

1. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously, approval was recommended to Council for a preliminary subdivision plan known as PS-1-2020 - Millstone Village, located on Gill Hall Road, lot & blocks 1137-S-120, 1137-H-25, 1137-S-110, 1137-M-85, 1137-M-60 and 1137-M-48, owned by Millstone Development LLC. Property is zoned R-1 and C-2. **(Applicant requested a 90-day extension until December 15, 2020.)**

On a motion by Mr. Hynes, seconded by Mr. Reckard and carried unanimously, a modification to the Subdivision and Land Development Ordinance section 22-610.2 sanitary sewer pipes with the minimum requirement of a 1% slope was recommended to Council to allow the applicant to use sections of pipe specifically listed as MH-1 to MH-2 – 0.60%, MH-2 to MH-3 – 0.53%, MH-3 to MH-4 – 0.60%, MH-11 to MH-12 – 0.59% and MH-12 to MH-13 – 0.63%.

On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, a modification to the Subdivision and Land Development Ordinance section 22-610.5 sanitary sewer pipes with a maximum depth requirement of 15’ was recommended to Council to allow the applicant to use sections of pipe specifically listed as MH-10 to MH-11 – approximately 20’ and MH-11 to MH-12 – Approximately 20’.

On a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously, a modification to the Subdivision and Land Development Ordinance section 22-610.8 sanitary sewer systems with a requirement that manholes shall be installed at distances no greater that 200’ along the line was recommended to Council to allow the applicant to use distances specifically listed as MH-3 to MH-4 – 281’, MH-5 to MH-6 – 210’ and MH-22 to MH-54 – 212.5’.

1. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously, approval was recommended to Council subject to the applicant verifying the existing property, right of way and easement lines in the Wall Avenue and Foster Road intersection area, for a minor subdivision known as S-4-2020 – DePasquali Subdivision, located to the south and east of Wall Road – SR 2036, lot & block 658-H-40, owned by DePasquali Plumbing Inc. Property is zoned R-2. **(End of the 90-Day Review Period is** **January 25, 2021.)**
2. On a motion by Mrs. Ruscitto, seconded by Mr. Reckard and carried unanimously, approval for a preliminary land development known as SP-4-2020 - Southwest Greens – Century Drive, located at Century Drive, lot and blocks 1003-F-211, 1003-G-23 and 1003-L-62, owned by Southwest Green was tabled until the December Planning Commission meeting. Property is zoned B-P. **(End of the 90-Day Review Period is January 25, 2021)**
3. The Committee met to discuss the International Property Maintenance Code. Progress is being made and it will be considered for recommendation of adoption by the Borough of Jefferson Hills Council after more discussion takes place from the committee.

**NEW BUSINESS:**

 None

**REPORTS:**

1. Environmental Advisory Council – Thomas J. Donohue reported that there will not be a December meeting. The next meeting will be the first Thursday in January. They had a reorganization meeting that included the new members and they spoke in detail about a grant program. Mr. Stinner stated that the University of Pittsburgh School of Public Health and the Walk Works Program are looking for applicants for active transportation plans and complete street policies that will help to make a pathway for grants through PennDOT. Mr. Donohue stated that Mr. Stinner filled out the application and submitted it. Mr. Donohue stated that new member Christina Weir spoke about the consent agreement with U.S. Steel Clairton which was signed last year, and a letter will be sent in regard to them holding up their end of the deal.

**GENERAL BUSINESS:**

 None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mrs. Ruscitto, seconded by Mr. Polick at 7:52 p.m.

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 Christopher Hynes, Secretary