**BOROUGH OF JEFFERSON HILLS**

**REGULAR MEETING OF THE PLANNING COMMISSION**

**MINUTES OF November 23, 2021**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on November 23, 2021. 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, Dean, Hynes, Montgomery Polick and Reckard.

**ABSENT:**

Mr. Donohue, Mr. Ripley, Mrs. Ruscitto

**ALSO IN ATTENDANCE:**

 Kerry Fraas, Solicitor

 Mike Glister, Borough Engineer

 Mark Reidenbach, Gateway Engineer

 John Stinner, Borough Manager

 Jenni Easton, Planning Consultant

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

 None

**MINUTES APPROVED:**

1. The minutes of the regular meeting of October 26, 2021 were approved on a motion by Mr. Polick ­­­seconded by Mr. Dean and carried unanimously.

**COMMUNICATIONS:**

1. Notice of a Public Hearing for Zoning Hearing Board Appeal No ZN-11-2021 that will be held on December 7, 2021, at 7:00PM, regarding a request by Amanda & Stephen Fetsick for their property at 405 Lexie Way, Jefferson Hills, PA 15025, lot and block 662-F-203. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.2.f – Area & Building Regulations - Side Yard setbacks, required setback for structure is 10 ft; applicant is requesting an 8.3ft side yard setback to install a 15ft x 30ft above ground pool on the back, right side of the property.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

 None

**OLD BUSINESS:**

1. On a motion by Mr. Reckard, seconded by Mr. Hynes, and carried unanimously, approval was recommended to Council for a preliminary subdivision plan known as PS-5-2021 – Pleasant Grove, located at 104 Old Clairton Road, lot and blocks 562-P-55, owned by Scoobyx2, LLC. Property is zoned R-3. **(End of the 90-day review period is December 27, 2021)**

**NEW BUSINESS:**

1. On a motion by Mr. Polick, seconded by Mr. Reckard, and carried unanimously, approval for a recommendation to Council for a preliminary & final minor subdivision known S-6-2021 – Nath Subdivision Plan of Lots, located at Bedell Road with a small part located in Union Township, lot and block 1137-S-310, owned by Daryl R. Nath, was tabled until the December Planning Commission meeting. (**End of the 90-Day Review Period is February 22, 2022)**
2. On a motion by Mr. Polick, seconded by Mr. Hynes, and carried unanimously approval for a preliminary & final minor subdivision know as S-7-2021 – George Subdivision Plan, located at 2018 George Lane, lots and blocks 1003-M-92, 1003-M-93 and part of 1002-M-35, owned by Al & Kathy George, was tabled until the December Planning Commission meeting. **(End of the 90-Day Review Period is February 22, 2022)**

**REPORTS:**

1. Environmental Advisory Council – Thomas J. Donohue was absent from the meeting and Mr. Montgomery read his report as follows: John Thatcher, representing the Jefferson Hills Fire Department, joined the meeting to discuss the firefighting foam that the fire department in the borough has for certain types of fire suppression. The concern of even small amounts of this foam being released could cause widespread harmful impacts to ground and surface water. John indicated that the foam is rarely used. While the Boy Scouts and U.S. Steel Clairton’s Plant are proceeding with plans to adopt different sections of Peters Creek Rd., the Environmental Advisory Council has identified six areas of the Borough as having an excessive amount of trash. The plan is to have these posted on the borough's website for any groups interested in assisting the borough in cleanup or on the Spring Borough Cleanup Day. The Environmental Advisory Council is researching safety protocols presently in place for barge construction, inspection, spill detection, licensing and penalties for incidents on the river and also looking into wetland education opportunities.

**GENERAL BUSINESS:**

 Mr. Montgomery introduced Jenni Easton who is the new Planning Consultant for the Borough.

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Alvi at 7:30 p.m.

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 Christopher Hynes, Secretary