

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

MINUTES OF NOVEMBER 19, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, November 19, 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, Donohue, Hynes, Montgomery, Polick and Reckard.

ABSENT:

Mr. Daily

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of October 22, 2018 were approved on a motion by Mr. Reckard seconded by Mr. Polick, and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 35-2018, Council approval of a final land development known as SP-8-2018 – Kozel Storage Garage, approved on November 12, 2018.
- B. Resolution No. 36-2018, Council approval of a Preliminary land development known as SP-3-2018 – Marlow-Jefferson Hills Plan, approved on November 12, 2018.
- C. Notice of a Public Hearing before the Borough Council of the Borough of Jefferson Hills to be held on Wednesday, December 12, 2018, at 6:00 p.m., in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. The public hearing is to commence consideration of a landowner curative amendment from Carol Ann Bucar alleging questions as to the validity of Article 1500, Section 3 of the Borough Zoning

Ordinance/Map establishing and locating the “Oil and Gas Development Overlay District – Unconventional Wells” and proposing a curative amendment to allow “[un]conventional oil and gas wells by conditional use on all lands throughout the Borough[.]”

- D. Mr. Montgomery advised that UPMC will be holding an informational public forum for residents on Tuesday, November 20, 2018 from 6:00 p.m. to 8:00 p.m. in the Community Room.
- E. Mr. Montgomery reported that the following new Planning Commission applications were submitted for review at the December Planning Commission meeting, pending administrative completes reviews of the applications.
 - 1. UPMC South preliminary land development
 - 2. Hunters Field 6B final subdivision
 - 3. Marlow – Jefferson Hills final land development

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Reckard, seconded by Mr. Polick and carried with a 5-0-1 roll call vote with Messrs. Donohue, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, preliminary Approval for a subdivision known as S-6-2018 - 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 was tabled until the December Planning Commission meeting. **(End of 90-day review period is August 19, 2018, Applicant extended to February 12, 2019)**
- B. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, preliminary and final approval for a subdivision known as S-8-2018 – Belle Properties Subdivision, located at 1017 Scotia Hollow Road, lot and block 1003-K-191, owned by Belle Property Solutions LLC, was tabled until the December Planning Commission meeting. **(End of 90-day review period is October 22, 2018, Applicant extended to January 20, 2019)**
- C. On a motion by Mr. Polick, seconded by Mr. Reckard and carried unanimously, preliminary approval for a subdivision known as S-9-2018 – Moscatiello Subdivision Plan, located at 5900 Peters Creek Road, lot and block 1006-M-20, owned by Franco and Antoinetta Moscatiello, was tabled until the December Planning Commission meeting. **(End of 90-day review period is October 22, 2018, Applicant extended to January 15, 2019)**
- D. On a motion by Mr. Reckard, seconded by Mr. Donohue and carried unanimously, a preliminary approval was recommended to Council for a land development known as SP-7-2018 – PTC New Logistics Warehouse Jefferson Hills, located at the southwest corner of the intersection between Gill Hall Road and the Mon Fayette Expressway just east of the existing Police Barracks, owned by Pennsylvania Turnpike Commission. **(End of 90-day review period is January 19, 2019)**

On a motion by Mr. Donohue, seconded by Mr. Hynes and carried unanimously, a modification request was recommended to Council for Chapter 22, section 22-609.1, to allow a minimum of .5% slope for the storm sewer design.

NEW BUSINESS:

None

REPORTS:

- A. Environmental Advisory Council - Mr. Donohue stated they met with the school district again and asked for parking to access the trail. They seemed concerned and talked about alternatives. The school board was going to meet again to discuss it further.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Alvi, seconded by Mr. Polick at 7:33 p.m.



Christopher Hynes, Secretary