

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

**MINUTES OF November 22, 2022**

Presiding Officer: David Montgomery, Chairman

Secretary: Derek Reckard, Acting Secretary

The scheduled regular meeting of the Planning Commission was held on October 25, 2022. 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. Dean, Donohue, Montgomery, Polick, Reckard and Ripley.

**ABSENT:**

Mr. Hynes  
Mrs. Rusitto

**ALSO IN ATTENDANCE:**

Kerry Fraas, Solicitor  
Mike Glistler, Borough Engineer  
Mark Reidenbach, Gateway Engineer  
John Stinner, Borough Manager  
Jenni Easton, Planning Consultant

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

None

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of October 25, 2022 were approved on a motion by Mr. Reckard seconded by Mr. Dean and carried unanimously.

**COMMUNICATIONS:**

- A. Resolution No. 40-2022, Planning Commission approval of a preliminary & final lot consolidation plan known as S-10-2022, Jessica Lewis Plan of Lots, approved October 25, 2022.
- B. Resolution No. 41-2022, Planning Commission approval of a preliminary & final lot consolidation plan known as S-11-2022, Ronald Lewis Plan of Lots, approved October 25, 2022.
- C. Resolution No. 42-2022, Planning Commission approval of a preliminary & final lot consolidation plan as S-12-2022, 1<sup>st</sup> Revision to the Chamberlin Ridge Plan of Lots - Phase 4, approved October 25, 2022.

- D. Resolution No. 32-2022, Council approval of a final consolidation plan known as S-13-2022, Yellow House Homes Consolidation Plan of Lots, approved November 14, 2022.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

Adam Musisko is presenting to the Commission, a plan to consolidate two parcels into one. Properties are located off State Route 51. His intentions are to request a zoning change for one of those parcels from a R-2 district to a C-1 district. This would then create one total lot zoned as a C-1 district.

**OLD BUSINESS:**

- A. On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, a recommendation to Council was approved for a preliminary & final minor subdivision known as 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.
- B. On a motion by Mr. Dean, seconded by Mr. Donohue and carried unanimously, approval was granted, based on the conditions set forth by the Borough Engineer, for a preliminary and final consolidation plan known as S-4-2022 – John J. Scott Consolidation Plan No. 1, located in Floreffe, lot & blocks 1421-C-58 and 1421-C-90, owned by John J. Scott.
- C. On a motion by Mr. Dean, seconded by Mr. Donohue and carried unanimously, a recommendation to Council was approved for a preliminary subdivision plan known as S-9-2022 – Hidden Oaks Consolidation and Subdivision Plan, located at the southwest corner of Klein Road and Gill Hall Road, lot & block 883-E-10, 883-E-120, 883-E-80 & 883-E-50, owned by DanMar Custom Homebuilders and Developers, LLC, subject to the conditions included in the resolution to be approved by Council.

**NEW BUSINESS:**

- A. On a motion by Mr. Reckard, seconded by Mr. Polick and carried unanimously, a recommendation to Council was approved for a preliminary and final consolidation plan know as S-14-2022 – Sisco Plan of Lots No. 3, located off of Old Clairton Road, lot and block 562-R-180, owned by Margaret Seddon & Raymond Sisco, subject to the conditions included in the resolutions to be approved by Council.
- B. On a motion by Mr. Dean, seconded by Mr. Polick and carried unanimously, a recommendation to Council was approved for a preliminary and final subdivision plan know as S-15-2022 – Arnoldt Subdivision, located at 3045 Thomas Jefferson Drive on the West (let side) of the roadway, lot and block 662-H-64 and 662-H-68, owned by Peter J. Arnoldt II and Laura M Arnoldt, subject to the conditions included in the resolutions and the modification/waivers requested are approved by Council.
- C. On a motion by Mr. Reckard, seconded by Mr. Ripley approval was granted for a preliminary and final consolidation plan know as S-16-2022 – Griffiths & Williams Lot Line Revision Plan, located at 2020 & 2028 Scotia Hollow Road, lot and block 1003-P-344 & 1003-P-210, owned by James Paul & Marian K. Griffiths, and Mary J. Williams.

**REPORTS:**

- A. Environmental Advisory Council – Thomas J. Donohue reported on the EAC meeting that took place on October 26, 2022. There are ongoing conversations with property owners of interpretive wetlands within the Borough. The EAC will work with the Borough Engineer in the future to review software for underground mine mapping. A tour was taken inside U.S. Steel Clairton Works and there will be more to report on that next month. The ACHD provides a website where residents can monitor air quality. A conversation took place with EQT regarding the updates on the well pads in Union Township. Boy Scout Troop 210 completed the fall cleanup on Peters Creek Road. U.S. Steel’s application to Keep PA Beautiful is in the processing stage.

**GENERAL BUSINESS:**

A discussion took place on changes to the Zoning Ordinance in relation to Planned Residential Development and mixed-use sign provisions.

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Dean, seconded by Mr. Polick at 8:55 p.m.

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Derek Reckard, Acting Secretary