**BOROUGH OF JEFFERSON HILLS**

**REGULAR MEETING OF THE PLANNING COMMISSION**

**MINUTES OF OCTOBER 27, 2020**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on October 27, 2020. 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, Donohue, Hynes, Montgomery Polick, Reckard and Ruscitto.

**ABSENT:**

 None

**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 September 29, 2020 were approved on a motion by Mr. Reckard ­­­seconded by Mr. Polick and carried unanimously.

**COMMUNICATIONS:**

1. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-18-2020 that was held on October 1, 2020 at 7:00 pm, regarding a request by Chandra Subedi and Bishnu Mainali, 6029 Independence Drive, Jefferson Hills PA5025, requesting a variance for their property, lot and block 1006-E-114. The property is zoned R-2, Low Density Residential 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 privacy fences (less than fifty percent (50%) see-through) which are not in excess of six (6) feet in height may be constructed in the rear yard only if they are attached to the principal structure and do not project into the rear yard any farther than twenty (20) feet.   Appellants are requesting a six (6) foot privacy fence that would extend into both side yards and only being attached on one side of structure; would project into the rear yard to within one (1) foot of the rear property line; and, would also extend to within one (1) foot of both side property lines. **VARIANCE WAS GRANTED**
2. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-19-2020 that was held on October 1, 2020 at 7:30 pm, regarding a request by Andrew & Lisa Withum, 160 Coal Bluff Road, Finleyville, PA 15332, owners of vacant property located on Gill Hall Road, Jefferson Hills, PA 15025, lot & block 1005-N-25, requesting a Use Variance pursuant to Zoning Ordinance 712, Section 501.1. The property is zoned I-1, Industrial District. The appellants are requesting to be allowed to build a single-family dwelling on the property, when such a single-family dwelling is not a permitted principal use in an I-1 Zoning District. **VARIANCE WAS GRANTED**
3. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-20-2020 that was held on October 20, 2020 at 7:00 p.m., regarding a request by John Ignaczak, 2301 State Street, Jefferson Hills, PA 15025, requesting a variance for his property, lot and block 1134-M-138. The property is zoned R-2, Low Density Residential 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 the property line. Appellant is requesting a six-foot (6’) privacy fence, without a pool or hot tub, to be constructed on the right side of the property line, back 60 feet, at least one (1) foot off the property lines not to enclose the property. **VARIANCE WAS GRANTED**

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

 None

**OLD BUSINESS:**

8:02 Mrs. Ruscitto left the room

8:05 Mrs. Ruscitto returned prior to voting

 A. On a motion by Mr. Hynes, seconded by Mr. Reckard and carried unanimously, approval was recommended to Council subject to the property owners agreement regarding easements, for a 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 **(End of the Extended 90-Day Review Period is November 18, 2020)**

On a motion by Mr. Hynes, seconded by Mr. Reckard and carried unanimously, a modification to the Subdivision and Land Development Ordinance Section 22-609.1storm sewer pipes shall be revised to meet the minimum diameter of 15” and minimum grade of 2% was recommended to Council to allow the applicant to use sections of pipe specifically listed as: Storm Manhole 101 to Storm Endwall 1- 37.7’ of 48” SLCPP at 1% and Storm Inlet 103 to Mod Storm Mod 101 – 54.9’ of 15” SLCPP at 1.35%.

On a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously, a modification to the Subdivision and Land Development Ordinance Section 22-609.2 –maximum distance between manholes, inlets and/or catch basins in a storm sewer system is 200 feet, unless approved by the Borough Engineer, was recommended to Council to allow the applicant the use of two sections of storm structures to be constructed at a distance of 208.67’ and 207.50’.

There was no action taken on a modification request to the Subdivision and Land Development Ordinance - Sections 305.A and 305.B – Storm Water Management Standards – Riparian Buffers.

8:55 Mr. Donohue left the room

8:57 Mr. Donohue returned prior to voting

1. On a motion by Mr. Hynes, seconded by Mr. Polick and carried with a 5-1-1 roll call vote with Messrs. Hynes, Montgomery, Polick, Reckard and Ruscitto voting yes, Mr. Donohue voting no and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project approval 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. was tabled until the November Planning Commission meeting. **(End of the Extended 90-Day Review Period is November 11, 2020) (Applicant requested a 90-day extension until December 15, 2020)**

**OLD BUSINESS ITEM A. CONTINUED**

At the request of Mrs. Ruscitto roll call was taken stating no one heard her no vote. Roll call vote 6-1-0 with Messrs. Alvi, Donohue, Hynes, Montgomery, Polick, Reckard, voting yes and Mrs. Ruscitto voting no.

1. 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:**

1. On a motion by Mr. Polick, seconded by Mr. Hynes and carried unanimously, approval 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. was tabled until the November Planning Commission meeting. **(End of the Extended 90-Day Review Period is January 25, 2021)**
2. On a motion by Mr. Donohue, seconded by Mrs. Ruscitto and carried with a 6-0-1 roll call vote with Messrs. Donohue, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechical Engineer for the project, approval was granted for a preliminary and final approval for a consolidation plan known as S-5-2020 – Southwest Greens – Century Drive, located at Century Drive, lot and blocks 1003-F-211, 1003-G23 and 1003-L-62, owned by Southwest Green. Property is zoned B-P. **(End of the Extended 90-Day Review Period is January 25, 2021)**
3. On a motion by Mr. Reckard, seconded by Mrs. Ruscitto and carried with a 6-0-1 roll call vote with Messrs. Donohue, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechical Engineer for the project, 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. Property is zoned B-P. was tabled until the November Planning Commission meeting. **(End of the Extended 90-Day Review Period is January 25, 2021)**

**REPORTS:**

1. Environmental Advisory Council – Thomas J. Donohue reported that there are five new members and there are new applicants also. The next meeting will be Thursday at 6:30pm. The Beam Run Valley Tour that was scheduled for Sunday November 8, 2020 is now canceled. Tri-Community Anglers Association hasn’t proceeded with the placing the disability fishing platform on Peters Creek yet. Montour Trail Council is going to move forward with the design of the sidewalks in front of Clark Testing to help with a safer crossing over Route 51.

**GENERAL BUSINESS:**

 None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Hynes at 9:36 p.m.

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 Christopher Hynes, Secretary