

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

MINUTES OF October 25, 2022

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

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:

Eight members of the Planning Commission were in attendance at the meeting and included: Messrs. Dean, Donohue, Hynes, Montgomery, Polick, Reckard, Ripley and Ruscitto.

ABSENT: Mr. Alvi

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:

Robert Curry of 1102 Cochran Mill Road expressed his concerns regarding stormwater from the Hidden Oaks Subdivision.

MINUTES APPROVED:

- A. The minutes of the regular meeting of September 27, 2022 were approved on a motion by Mr. Reckard seconded by Mr. Dean and carried unanimously.

COMMUNICATIONS:

None

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Polick and carried unanimously, a recommendation to Council 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 was tabled until the November Planning Commission meeting. (End of the extended 90-day review period is February 20, 2023)

- B. On a motion by Mr. Reckard, seconded by Mr. Dean and carried unanimously, approval 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, was tabled until the November Planning Commission meeting.
- C. On a motion by Mr. Dean, seconded by Mrs. Ruscitto and carried unanimously, a recommendation to Council 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, was tabled until the November Planning Commission meeting.

NEW BUSINESS:

- A. On a motion by Mrs. Ruscitto, seconded by Mr. Dean and carried unanimously, approval was granted for a preliminary and final consolidation plan know as S-10-2022 – Jessica Lewis Plan of Lots, located at 120 Taber Drive, lot and block 882-D-44 and 882-D-180, owned by Jessica Lewis.
- B. On a motion by Mr. Hynes, seconded by Mr. Ripley and carried unanimously, approval was granted for a preliminary and final consolidation plan know as S-11-2022 – Ronald Lewis Plan of Lots, located at 124 Taber Drive, lot and block 882-D-45 and 882-D-175, owned by Ronald Lewis.
- C. On a motion by Mrs. Ruscitto, seconded by Mr. Polick and carried unanimously, approval was granted for a preliminary and final consolidation plan know as S-12-2022 – 1st Revision to the Chamberlin Ridge Plan of Lots – Phase 4, located at the end of Chestnut Ridge Drive, lot and block 768-G-2 and 768-G-4, owned by MB2K Development Inc.
- D. On a motion by Mr. Hynes, seconded by Mr. Dean and carried unanimously, a recommendation to Council was approved for a final consolidation plan known as S-13-2022 – Yellow House Homes Subdivision and Consolidation Plan of Lots, located at the western terminus of Quincy Drive, lot & block 882-M-100.

REPORTS:

- A. Environmental Advisory Council – Thomas J. Donohue stated there was a concern brought to their attention concerning the Sarah Well Pad and how close in proximity it is to Beetle Park.

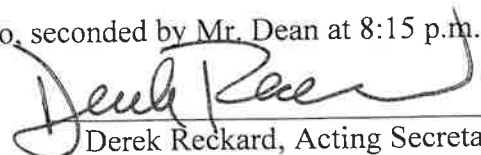
GENERAL BUSINESS:

A discussion on amendments and modifications to the new Zoning Ordinance took place. A motion was made for recommendations to Council and is as follows:

On a motion by Mr. Donohue, seconded by Mr. Hynes and carried unanimously, a recommendation to Council was approved to amend article 900.2 increasing the Zoning Hearing Board from three members to five members plus two alternatives and to amend accessory use table at Article 300.4.C to permit no-impact home-based business in all districts.

ADJOURNMENT:

The meeting was adjourned on a motion by Mrs. Ruscitto, seconded by Mr. Dean at 8:15 p.m.


Derek Reckard, Acting Secretary