

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

MINUTES OF October 24, 2023

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on October 24, 2023. 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:

Five members of the Planning Commission were in attendance at the meeting and included: Messrs. Dean, Hynes, Montgomery, Reckard, and Mrs. Ruscitto.

ABSENT:

Mr. Alvi
Mr. Donohue
Mr. Polick
Mr. Ripley

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineer
Jenni Easton, Planning Consultant

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

Joe Barna from 457 Old Clairton Road spoke of his concerns regarding the potential land development of the Zora Property located at the corner of Old Clairton Road and Elliot Road.

MINUTES APPROVED:

- A. The minutes of the regular meeting of August 22, 2023 were approved on a motion by Mr. Dean, seconded by Mr. Reckard and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 23-2023, Planning Commission rescinding the approval of a preliminary and final consolidation plan known as S-16-2022, Griffiths and Williams Lot Line Revision, originally approved November 22, 2022.
- B. Resolution No. 24-2023, Planning Commission approval of a preliminary and final lot line revision known as S-3-2023, Graham/Villa Lot Line Revision Plan, approved on August 22, 2023.

- C. Resolution No. 25-2023, Planning Commission approval of a preliminary and final lot line revision plan known as S-2-2023, Ludwig/Fox Lot Line Revision Plan, approved on August 22, 2023.

PRE-APPLICATION ADVISORY PRESENTATIONS:

Robert Bednar from Maronda Homes presented to the Planning Commission their intentions to apply for a land development of the Zora Property. This property is located at the southeastern corner of the intersection of Old Clairton Road and Elliot Road being lot and blocks 767-B-275 and 767-B-140.

OLD BUSINESS:

None

NEW BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Reckard, and carried unanimously, a recommendation to Council was approved for a preliminary subdivision plan known as S-4-2023 – 2nd Revision to the Deer Hollow Plan Phase 1, located at intersection of Arnoni Drive and Arch Street, Jefferson Hills, PA 15025, lot and blocks 769-R-322, 769-C-321 and 769-C-320, owned by MSD Deer Hollow, LLC.
- B. On a motion by Mr. Reckard, seconded by Mr. Dean, and carried unanimously, approval was granted for a preliminary and final consolidation plan known as S-5-2023 – James Consolidation Plan, located at 9000 and 9004 Independence Drive, Jefferson Hills, PA 15025, lot and block 1006-F-53 and 1006-F-51, owned by Jeffery S. and Heather L. James.
- C. On a motion by Mr. Dean, seconded by Mrs. Ruscitto, and carried unanimously, approval was tabled for a preliminary and final consolidation plan known as S-6-2023 – Arnoldt Consolidation Plan, located at 3045 Thomas Jefferson Drive, Jefferson Hills, PA 15025, lot and block 662-H-64 and 662-H-68, owned by Peter J. and Laura M. Arnoldt. End of the 90-day review period is extended to April 23, 2024.

REPORTS:

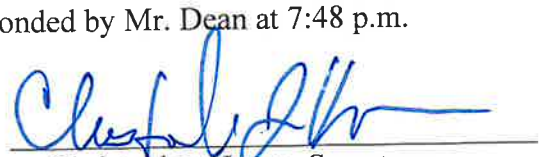
None

GENERAL BUSINESS:

Jenni Easton updated the Commission on the Subdivision and Land Development Ordinance and the Comprehensive Plan.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Hynes, seconded by Mr. Dean at 7:48 p.m.



Christopher Hynes, Secretary