

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

**MINUTES OF OCTOBER 24, 2017**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Tuesday, October 24, 2017. 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, Appelt, Daily, Donohue, Hynes, Montgomery and Reckard.

**ABSENT:**

None

**ALSO IN ATTENDANCE:**

William Shimko, Solicitor  
Mike Glister, Gateway Engineers

**CITIZENS/TAXPAYERS COMMENTS:**

None

**MINUTES APPROVED:**

- A. On a motion by Mr. Donohue seconded by Mr. Reckard and carried unanimously, minutes of September 25, 2017 Planning Commission meeting were approved.

**COMMUNICATIONS:**

None

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

**OLD BUSINESS:**

- A. On a motion by Mr. Reckard, seconded by Mr. Daily and carried unanimously, recommendation was made to Council to approve the Modification request to Chapter 22, Section 603.3.d to allow for a temporary slope steeper than 2:1, for a subdivision known as S-4-2017 – Betler Plan of Lots

On a Motion by Mr. Daily, seconded by Mr. Hynes and carried unanimously, final recommendation to Council for a subdivision known as S-4-2017 – Betler Plan of Lots, 1506 Gill Hall Road, lot & block 1006-G-265, owned by Albert & Tracy Betler, Jr. to subdivide property into 6 new lots plus 1 lot that will be additional acreage to an existing lot – lot 1 will be added as additional acreage to Albert and Tracy Betler’s existing, subject to the following comment from Gateway Engineers review comments dated, October 19, 2017, being added to the plan and the revised plans being submitted for review prior to October 30, 2017:

“The Developer shall be responsible for stabilizing the existing steep slope along the rear of lots 3 and 4 as part of the individual grading permits for those lots. The slope is to be stabilized by re-constructing the face of the slope with the material that will be generated during excavation for the homes. The proposed slope shall be constructed in accordance with the Geotechnical recommendations and the Borough of Jefferson Hills standards. A Geotechnical Engineer shall provide full time inspection during the construction and provide a summary letter stating all geotechnical recommendations were followed. The Borough of Jefferson Hills shall be informed prior to the work being completed so that the Borough has a chance to review the work while it is being completed. If either or both of lots 3 and 4 are not sold and developed within 2-years, from the date of plan approval, the Developer shall obtain a grading permit and perform the required stabilization of this slope then. The Developer shall be responsible to perform any remaining stabilization of the slope on lots 3 and 4 if either or both do not sell within the 2-year period. Successful completion of the required stabilization of the slope will be required prior to the issuance of a building permit.

- B. On a Motion by Mr. Appelt, seconded by Mr. Donohue and carried unanimously, final approval was granted for a lot consolidation known as S-5-2017 – Davis Consolidation Plan, located at 1500 Majestic Drive, lot & blocks 881-A-120 & 881-A-124, owned by Jeffrey C. & Laurie A. Davis, to consolidate into one lot.

**NEW BUSINESS:**

None

**REPORTS:**

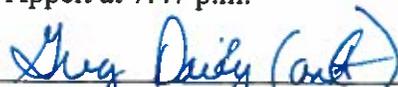
- A. Environmental Advisory Council - Mr. Donohue reported that they had the first meeting of the year since the summer break and they had a general round table discussion of items that they have been working on. He also stated the Democratic Committee had a meeting on Monday on fracking in our back yard and they want to team up with them to work on these items.

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Appelt at 7:47 p.m.

  
Greg Daily, Acting Secretary