

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

**MINUTES OF OCTOBER 28, 2019**

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on October 28, 2019. 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:**

Six members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Daily, Donohue, Hynes, Montgomery and Reckard.

**ABSENT:**

Mr. Polick

**ALSO IN ATTENDANCE:**

William Shimko, Solicitor  
John Trant, Planning Consultant  
Mike Glistler, Borough Engineer  
Mark Reidenbach, Gateway Engineers  
John Stinner, Borough Manager

**BOROUGH RESIDENT/TAXPAYERS COMMENTS:**

None

**MINUTES APPROVED:**

- A. The minutes of the regular meeting of September 23, 2019 were approved, on a motion by Mr. Reckard seconded by Mr. Alvi and carried unanimously subject to Mr. Donohue's report to read: Environmental Advisory Council – Thomas J. Donohue reported that the general meeting earlier this month has been rescheduled for October 1, 2019 with Representative Michael Puskaric to discuss common initiatives. They Plan to discuss several projects including a fishing platform for disabled Veterans along Peter Creek. The Recreation Board supports a Conservation District along Beam Run Trail.

**COMMUNICATIONS:**

- A. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-16-2019 that was held on September 30, 2019 at 7:00 p.m., regarding a request by Allegheny Health Network, Jefferson Hospital with a business address of 565 Coal Valley Road, Jefferson Hills, PA 15025, and owner of property known as lot & blocks 660-G-93, 660-G-81 and 660-G-36 vacant properties located on State Route 51 and Coal Valley Road, is requesting a variances to Zoning Ordinance 712, Sections 901.5.D.2.(b) – Business Identification Signs in order to erect a ground Sign. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to erect an internally illuminated ground Sign that is 75 sq. ft. Zoning Ordinance does not allow for an internally illuminated ground sign and cannot be larger than 24 sq. ft. **VARIANCE WAS GRANTED**

- B. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-17-2019 that was held on September 30, 2019 at 7:30 p.m., regarding a request by Stephen & Lauren Skrainy, requesting a variance for their property at 142 Retriever Drive, Jefferson Hills, PA 15025, lot and block 662-B-167. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.2.f – Area & Building Regulations - Side Yard setbacks, required setback for accessory structure is 10 ft.; applicant is requesting a 0ft side yard setback for the one side. Appellant is requesting to be allowed to construct a deck around their pool. **VARIANCE WAS GRANTED**
- C. Facts & Conclusions for a Notice of Public Hearing of the Zoning Hearing Board Appeal No. ZN-18-2019 that was held on October 15, 2019 at 7:00 p.m., regarding a request by R. Christian & Shannon M. Shaw, is requesting a variance for their property at 1108 Wakefield Lane, Jefferson Hills, PA 15025, lot and block 661-H-364. The property is zoned R-1, Residential-Agricultural District. The appellant is requesting a variance to Zoning Ordinance 712, Section 201.2.f – Area & Building Regulations - Side Yard setbacks, required setback for structure is 10 ft.; applicant is requesting a 5ft side yard setback for the one side. Appellant is requesting to be allowed to construct a 25'5"x35 attached garage. **VARIANCE WAS GRANTED**
- D. Facts & Conclusions for a Notice of Public Hearing of the Zoning Hearing Board Appeal No. ZN-19-2019 that was held on October 15, 2019 at 7:30 p.m., regarding a request by Michael Plavchak Jr, 2760 Ridge Road, Finleyville, PA 15332, lot & block 1003-L-158, is requesting a variance to Zoning Ordinance 712, Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned C-1, Highway Commercial District. Appellant is requesting to be allowed to construct an addition to the existing residential home that was grandfathered in as a single family home. The 30'x40' addition will meet all other setbacks required in the zoning ordinance. **VARIANCE WAS GRANTED**
- E. Notice of Public Hearing & Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-20-2019 that was held on October 15, 2019 at 8:00 p.m., regarding a request by Albert L. & Elizabeth J. Winters, 3307 Woodwind Drive, Jefferson Hills, PA 15025, lot & block 661-H-7-1, are requesting a variance to Zoning Ordinance 712, Section 902.11 –Accessory Storage Sheds not to exceed 180 square feet, appellant is requesting to construct a shed 252 square feet or 14'x18'. The property is zoned R-2, Low Density Residential District. **VARIANCE WAS GRANTED**
- F. Notice of Public Hearing & Facts & Conclusions of the Zoning Hearing Board Appeal No. ZN-21-2019 to be held on November 14, 2019 at 7:00 p.m., regarding a request by Worthington Ave Limited Partnership (Kurt J Lesker Company), 1925 State Route 51, Jefferson Hills, PA 15025, lot & block 880-K-225, is requesting two (2) variances to Zoning Ordinance 712, Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned I-1, Planned Industrial District. Appellant is requesting to construct an addition to its existing commercial building, a non-conforming use, that was also grandfathered in at 60.2% lot coverage. Section 501.2.a.3 provides a maximum lot coverage of 50%. Applicants are requesting to be allowed to construct a 49'x 203.5' addition to a non-confirming use that along with the expansion of the parking lot will decrease the lot coverage from 60.2% to 58.9%, which is still over the 50% maximum allowed under Section 501.2.a.3.

**PRE-APPLICATION ADVISORY PRESENTATIONS:**

None

**OLD BUSINESS:**

- A. On a motion my Mr. Daily, seconded by Mr. Reckard and carried unanimously, a preliminary land development known as SP-9-2018 – UPMC South, located at Elliott Road and State Route 51, lot and blocks 660-S-40, 767-D-375, 767-G-200, 767-H-14 and 660-L-67, owned by AUUE, Inc., proposing a 63-bed hospital with ambulatory and inpatient care, including emergency care, surgical services and the latest diagnostic imaging technology. Loop drive, visitor parking lot, emergency department parking lot, staff parking lot & service parking lots, was tabled until the November Planning Commission meeting. (End of 90 Day Review Period is January 22, 2020)
- B. On a motion by Mr. Reckard, seconded by Mr. Donohue and carried unanimously, subject to a stormwater operation and maintenance agreement being submitted prior to final approval, preliminary approval was recommended to Council for a land development known as SP-7-2019 –

Riverlift Office and Garage, located at 1000 Madison Avenue, lot and block 1273-D-288, owned by Clairton Slag DBA Riverlift Industries. (End of 90-day review period is October 21, 2019) (Applicant requested a 90-day extension until January 19, 2020)

- C. On a motion by Mr. Alvi, seconded by Mr. Hynes and carried unanimously, final approval for a preliminary land development plan known as SP-9-2019 – Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company, was tabled until the November Planning Commission meeting. (End of 90-day review period is November 25, 2019) (Applicant requested a 90-day extension until February 24, 2020)
- D. On a motion by Mr. Daily, seconded by Mr Reckard and carried unanimously, final approval for a subdivision known as S-10-2019 – Hunters Preserve No 2, located at West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes Inc., was tabled until the November Planning Commission meeting. (End of 90-day review period is December 23, 2019)

**NEW BUSINESS:**

None

**REPORTS:**

- A. Environmental Advisory Council – Thomas J. Donohue stated in lieu of the October meeting Representative Mike Puskarkic and EAC met and discussed Beams Run Trail and the next steps. They also talked about fishing platforms for disabled veterans along Peters Creek Road. Mr. Shuman spoke about project healing waters and will put them in touch with Representative Puskaric. Representative Puskaric wanted to discuss with EAC about projects ready to be funded. They discussed a possible bridge across Rt. 51 for the Mon Tour Trail to access the other side. Discussed storm water detention possibilities at the old pond area along Peters Creek and also use of peters creek electricity project. Mr. Donohue told him of school district's interest assisting with students. Representative Puskaric is pushing for the completion of the southern beltway and wants to see project move forward. They discussed the environmental impact in Jefferson on the next section.

**GENERAL BUSINESS:**

None

**ADJOURNMENT:**

The meeting was adjourned on a motion by Mr. Hynes, seconded by Mr. Donohue and carried unanimously at 7:53 p.m.

  
Christopher Hynes, Secretary