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AGENDA

Regular Meeting, **TUESDAY**, November 22, 2022 at 7:00 p.m.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Borough Resident/Taxpayer Comments**
4. **Consider approval of minutes of the regular meeting October 25, 2022.**
5. **Communications**
 - A. Resolution No. 40-2022, Planning Commission approval of a preliminary & final lot consolidation plan known as S-10-2022, Jessica Lewis Plan of Lots, approved October 25, 2022.
 - B. Resolution No. 41-2022, Planning Commission approval of a preliminary & final lot consolidation plan known as S-11-2022, Ronald Lewis Plan of Lots, approved October 25, 2022.
 - C. Resolution No. 42-2022, Planning Commission approval of a preliminary & final lot consolidation plan as S-12-2022, 1st Revision to the Chamberlin Ridge Plan of Lots - Phase 4, approved October 25, 2022.
 - D. Resolution No. 32-2022, Council approval of a final consolidation plan known as S-13-2022, Yellow House Homes Consolidation Plan of Lots, approved November 14, 2022.
6. **Pre-Application Advisory Presentations**

Adam Musisko is presenting to the Commission, a plan to consolidate two parcels into one. Properties are located off State Route 51. His intentions are to request a zoning change for one of those parcels from a R-2 district to a C-1 district. This would then create one total lot zoned as a C-1 district.
7. **Old Business**
 - A. Consider 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. Property is zoned R-1. Applicant wishes to create one 10-acre parcel with house, garage and pond out of an 89-acre parcel of land. **(End of the extended 90-day review period is February 20, 2023)**

- B. Consider 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. Property is zoned R-2. Applicant wishes to consolidate parcel 1421-C-90 and 1421-C-58 into one lot. **(End of the extended 90-Day Review Period is December 26, 2022)**
- C. Consider 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. Properties are zoned R-2. Applicant wishes to combine these parcels to create a larger tract of land which will then be divided into 14 new single-family lots, a new public street and provide for additional right of way width for the benefit of the Borough of Jefferson Hills along Klein Road and Gill Hall Road for the benefit of the County of Allegheny. **(End of the 90-Day Review Period is December 26, 2022)**

8. New Business

- A. Consider a recommendation to Council for a preliminary and final consolidation plan know as S-14-2022 – Sisco Plan of Lots No. 3, located off of Old Clairton Road, lot and block 562-R-180, owned by Margaret Seddon & Raymond Sisco. Property is zoned R-1. Applicant wishes to equally split the property that is jointly owned by brother and sister, so that each will own 100% of one new lot. No development plans are being proposed at this time. **(End of the 90-Day Review Period is February 21, 2023)**
- B. Consider a recommendation to Council for a preliminary and final subdivision plan know as S-15-2022 – Arnoldt Subdivision, located at 3045 Thomas Jefferson Drive on the West (let side) of the roadway, lot and block 662-H-64 and 662-H-68, owned by Peter J. Arnoldt II and Laura M Arnoldt. Property is zoned R-2. Applicant wishes to adjust lot lines around their existing home to place their existing driveway onto their original lot and to allow for possible additions and accessory uses. Owner also wishes to separate the wetland area from the remaining property. Owner also wishes to provide the Borough of Jefferson Hills access to the stormwater basin located on Parcel C down their driveway off Thomas Jefferson drive and then continue through Parcel 1 and Parcel 2 properties as currently located on this plan. **(End of the 90-Day Review Period is February 21, 2023)**
- C. Consider approval for a preliminary and final consolidation plan know as S-16-2022 – Griffiths & Williams Lot Line Revision Plan, located at 2020 & 2028 Scotia Hollow Road, lot and block 1003-P-344 & 1003-P-210, owned by James Paul & Marian K. Griffiths, and Mary J. Williams. Property is zoned for R-2. Applicant wishes to revise the lot line between lot & block 1003-P-344 and 1003-P-210. **(End of the 90-day Review Period is February 21, 2023)**

9. Reports

- A. Environmental Advisory Council – Thomas J. Donohue

10. General Business

- A. Discussion on changes to the Zoning Ordinance in relation to Planned Residential Development.
- B. Discussion on changes to the Zoning Ordinance in relation to mixed-use sign provisions.

11. Reminder: Next Meeting to be **Tuesday**, December 27, 2022.

12. Adjournment