

# BOROUGH OF JEFFERSON HILLS

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## AGENDA

Regular Meeting, July 22, 2019 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 June 24, 2019**
5. **Communications**
  - A. Facts & Conclusions: for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-11-2019 that was held on June 27, 2019 at 7:00 p.m., regarding a request by Brian & Kathleen Bloom, 606 Setter Lane, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 563-M-303. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.c – Fences on Single Family Lots (Other than Swimming Pool Enclosures). The ordinance states that privacy fences (less than fifty percent (50%) see-through) which are not in excess of six (6) feet in height may be constructed in the rear yard only if they are attached to the principal structure and do not project into the rear yard any farther than twenty (20) feet. Appellant is requesting a six foot (6') privacy fence in the rear yard without a pool or hot tub to be constructed one (1') foot or more from the property lines and extending more than twenty (20) feet into the rear yard from the principal structure. **VARIANCE WAS GRANTED**
  - B. Facts & Conclusions: for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-12-2019 that was held on June 27, 2019 at 7:00 p.m., regarding a request by Evolution Automation, Inc., 660 Cochran Mill Road, Jefferson Hills, PA 15025, requesting a variance on behalf of Jefferson Memorial Park, Inc., for their properties located on Cochran Mill Road, lot and blocks 563-J-135 and 473-H-150-1. The property is zoned I-1, Planned Industrial District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 8-503.1.A – Design and Construction Standards, and further subject to the minimum standards for all construction and development proposed within any identified floodplain area Section 503.1.A - Fill. Applicants wish to build a warehouse in a floodplain area and to further elevate the proposed warehouse with fill above the elevation of the floodplain by a maximum of two feet above the elevation of the floodplain. **VARIANCE WAS GRANTED**

- C. Resolution No. 20-2019, Council approval of the final land development plan known as SP-3-2019, Eastman Chemical New Control Room Consolidation Project
- D. Resolution No. 21-2019, Council approval of preliminary subdivision plan known as PS-1-2019, Jefferson Memorial Park Plan of Lots
- E. Resolution No. 22-2019, Council approval of a preliminary land development plan known as SP-6-2019, Beedle Park Concession Stand

## 6. Pre-Application Advisory Presentations

None

## 7. Old Business

- A. 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. Property is zoned O-P, C-1 and R-1. Applicant is 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. **NO OFFICIAL ACTION TO OCCUR DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED MPC STAY.**
- B. Consider a recommendation to Council for a preliminary land development known as SP-5-2019 – Evolution Automation, located at Cochran Mill Road and Hough Road, lot and blocks 563-J-135 and 473-H-150-1, owned by Jefferson Memorial Park Plan of Lots. Property is zoned I-1. Applicant wishes to construct a warehouse. **(End of 90-day review period is August 26, 2019)**
- C. Consider approval for a preliminary and final consolidation plan known as S-5-2019 – Kokowski Unification Plan, located at 228 Washington Drive, lot and blocks 769-M-122 and 769-S-81, owned by Gilbert T. & Bethany F. Kokowski. Property is zoned R-2. Applicant wishes to combine two lots into one. **(End of 90-day review period is September 22, 2019)**
- D. Consider a recommendation to Council for preliminary and final subdivision plan known as S-6-2019 – St. Moritz Subdivision, located at Lot 7-R Check Drive, lot and block 882-S-626, owned by Philip L. Moritz. Property is zoned R-1. Applicant wishes to create Lots 1 & 2 from Lot 7-R in the second revision to the Jefferson Place Estates Plan of Lots. **(End of 90-day review period is September 22, 2019)**

## 8. New Business

- A. Consider recommendation to Council for a final subdivision plan known as S-7-2019 – FVJM Partnership, located at 1334 State Route 51 lot and block 767-D-350, owned by FVJM Partnership. Property is zoned C-1. Applicant wishes to subdivide one lot into 3 separate lots. **(End of 90-day review period is October 21, 2019)**
- B. Consider a recommendation to Council for a preliminary land development plan known as SP-7-2019 – Riverlift Office and Garage Land Development, located at 1000 Madison Avenue, lot and block 1273-D-288, owned by Clairton Slag Inc. DBA Riverlift Industries. Property is zoned I-2. Applicant wishes to replace existing office with new larger office/garage. New buildings will be serviced by existing electric, gas, and public sewer taps. Sewage tap and easements have been previously permitted through WESA.

The existing building area will become new employee and visitor parking. **(End of 90-day review period is October 21, 2019)**

- C. Consider a recommendation to Council for a final land development plan known as SP-8-2019 – Beedle Park Concession Stand, located at 1599 Decker Avenue, lot and block 1274-C-50, owned by Borough of Jefferson Hills. Property is zoned R-2. Applicant wishes to construct a concession stand at Beedle Park. The concession stand building will be 784 square feet, and will consist of the concessions area, a storage/maintenance room and bathrooms. Concrete sidewalks will connect the concession stand building with the existing pavilion and the ADA parking spaces. **(End of 90-day review period is October 21, 2019)**

**9. Reports**

- A. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

Distribution of Final Draft Zoning Ordinance and Map

**11. Reminder: Next Meeting to be **Tuesday**, August 27, 2019**

**12. Adjournment**

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