

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

MINUTES OF December 27, 2022

Presiding Officer: David Montgomery, Chairman
Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on December 27, 2022. 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:

Nine members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Dean, Donohue, Hynes, Montgomery, Polick, Reckard, Ripley and Ruscitto.

ABSENT:

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of November 22, 2022 were approved on a motion by Mr. Reckard, seconded by Mr. Dean and carried unanimously with the correction adding Derek Reckard as Acting Secretary.

COMMUNICATIONS:

- A. Resolution No. 48-2022, Planning Commission approval of a preliminary & final lot consolidation plan known as S-16-2022, Griffiths and Williams Lot Line Revision Plan, approved November 22, 2022.
- B. Resolution No. 49-2022, Council approval of a preliminary lot consolidation and subdivision plan known as SP-9-2022, Hidden Oaks Consolidation and Subdivision Plan, approved December 12, 2022.
- C. Resolution No. 50-2022, Council approval of a preliminary & final subdivision plan known as S-15-2022, Arnoldt Subdivision Plan, approved December 12, 2022.
- D. Resolution No. 51-2022, Council approval of a preliminary & final subdivision plan known as S-6-2021, Nath Subdivision Plan of Lots, approved December 12, 2022.

- E. Resolution No. 52-2022, Council approval of a preliminary and final subdivision plan known as S-14-2022, Sisco Plan of Lots No. 3, approved December 12, 2022.
- F. Resolution No. 53-2022, Planning Commission approval of a preliminary & final lot consolidation known as S-4-2022, John J. Scott Consolidation Plan, approved November 22, 2022.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Dean, a recommendation to Council for a preliminary land development known as SP-3-2022 – Additions & Alterations to Steel Center C.T.E., located at 565 North Lewis Run Road, Jefferson Hills, PA 15025, lot and block 561-H-10, owned by Steel Valley Area School Authority, was tabled until the January 24, 2023 Planning Commission meeting.

REPORTS:

- A. Environmental Advisory Council – Thomas J. Donohue reported on the meeting that took place on November 29, 2022. The main discussion item was the potential risks of the Sarah Well Pad in Union Township. Discussions also took place on the Interpretive Wetlands, abandoned gas wells and mines and the US Steel Claiton Coke Works air quality. The next meeting will take place on January 25, 2023.

GENERAL BUSINESS:

A discussion on amendments and modifications to the Zoning Ordinance in relation to Planned Residential Development and mixed-use sign provisions took place.

A motion was made for recommendations to Council and is as follows:

On a motion by Mr. Donohue, seconded by Mr. Alvi and carried unanimously, a recommendation to Council was approved for the following amendments, modifications and additions to the Zoning Ordinance in relation to Planned Residential Development (PRD):

Article 400.2.B – PRD Application of Provisions – The use of PRD standards shall not result in configurations of lots or street systems which shall be impractical in function or detract from the appearance of the proposed development. The PRD standards shall not result in any danger to the public health, safety or welfare by making access to dwellings by emergency vehicles more difficult.

Article 400.2.D – PRD Permitted Uses and Lot Sizes

R-1 Single-family residential minimum lot size - ~~9,000~~ 6,900 sf

R-2 Single-family residential minimum lot size – ~~7,800~~ 5,500 sf

R-3 Apartment Building – 2,3,4 story and Townhouses minimum lot size – ~~7,800~~ 4,750 sf

Article 400.2.G.2 - PRD Approval and Administration – A homeowner’s association shall be created by the developer.

Article 400.2.G.13 – PRD Approval and Administration - Where development under the open space option is planned to occur in two or more development phases, a proportionate amount of designated restricted open space shall be permanently recorded with each phase.

Article 400.2.I.3 – PRD Vehicular Access - The site of an open space design option plan shall have frontage on and direct vehicular access to an arterial or collector street.

Article 400.2.J.2 – PRD Density – Min. Lot Width at Building Line from 90’ to 60 in R-1, 80’ to 55 in R-2 and 70’ to 50 in R-3

Article 400.2.J.2 – PRD Density – Max Density per Developable Acre in an R-1 district from 1 to 4 and in an R-2 district from 3 to 5.

Article 400.2.J.4 – PRD Density - Or, in lieu of the previous density guidelines, the developer may submit, or the Planning Commission or Council may require the developer to submit, a plan showing how the site may be developed under conventional zoning following all current ordinances, including grading, slopes, wetlands, land development, streets, etc. This number of lots achieved in the conventional subdivision may be approved by the Planning Commission and Council as an adjusted maximum density.

Article 400.2.K – PRD Dimensional Requirements - Additionally, all structures shall be located at least 40 feet from the boundary of the planned residential development site. No accessory structure or off- street parking shall be located in this required perimeter setback area.

Article 400.2.L.1.d – Design Standards – no tract of open space shall be from less than five three contiguous acres.

Article 400.2.L.4 – Design Standards – Two of the follow design elements shall be provided for each PRD:

- a) ~~Streetlights shall be installed every 250 feet, on both sides of all streets, alternating placement so that no two streetlights are directly across the street from each other. The streetlights shall be a maximum of 15 feet tall, measured from the ground surface and shall also be installed at a minimum of two corners of all street intersections. Light fixtures and poles shall be decorative and pedestrian in scale. All lights shall provide shielding of light away from single family homes and intensity of the light provided shall be consistent with the character of a residential neighborhood. Street lighting shall provide sufficient visibility for locating individual house numbers at night. Front-yard pole lamps shall be installed for each lot in accordance with the following:~~
 - i. There shall be an on-lot front-yard pole lamp of either the electric or gas type. Said pole lamp shall be located near the center of the front footage of the lot and shall be located one foot outside the street right-of-way, and the light source shall be six feet above the final grade level.
 - ii. There shall be installed upon each multi-family lot (duplexes, townhouses and apartments) in the subdivision on-lot front-yard pole lamps of either the electric or gas type. Said pole lamp(s) shall be located one foot outside the street right-of-way, and the light source

shall be six feet above the final grade level. The exact number and location required on any given multi-family lot shall be determined by the Planning Commission but shall not exceed one per living unit.

iii. It shall be the responsibility of each builder to connect said pole lamp to the electrical system of the residential structure being erected, the responsibility of the resident to maintain the pole lamp and the responsibility of the homeowner's association to enforce this requirement.

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Dean, seconded by Mr. Pollick at 8:06 p.m.


Christopher Hynes, Secretary