

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

MINUTES OF JUNE 23, 2020

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on June 23, 2020. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Community Room 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, Donohue, Hynes, Montgomery, Reckard and Mrs. Ruscitto (arrived 7:04).

ABSENT:

Mr. Polick

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mark Reidenbach, Gateway Engineers
Mike Glister, Borough Engineer
Joe Fagen, Gateway Engineers
John Stinner, Borough Manager

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

MINUTES APPROVED:

- A. The minutes of the regular meeting of May 26, 2020 were approved on a motion by Mr. Reckard seconded by Mr. Hynes and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 09-2020, Council approval of a preliminary land development known as SP-1-2020, Quality Landscapes Equipment Building Preliminary Land Development, approved on June 3, 2020.
- B. Letter dated November 11, 2019 from Gannett Fleming, requesting Planning Commission's Approval to install 3 Master Meter Billing Stations within our Municipality.
- C. Notice of a Public Hearing & Facts and Conclusions of the Zoning Hearing Board Appeal

No. ZN-9-2020 that was held on June 17, 2020 at 7:00 p.m., regarding a request by Donald J. & Kelly D. Greco, 400 Spaniel Drive, Jefferson Hills, PA 15025, requesting a variance for their property, lot and block 563-S-76. The property is zoned R-2, Low Density Residential District. The appellants are requesting two variances to Zoning Ordinance 712, Section 902.9.c – Fences on Single Family Lots (Other than Swimming Pool Enclosures). The ordinance states that fences, which are at least fifty percent (50%) see-through and which are not in excess of four (4) feet in height may be constructed in the rear and side yards if located at least one (1) foot off the property line. Appellant is requesting a five foot (5') fence in the rear and front yard without a pool or hot tub to be constructed (1') foot or more from the property lines in the rear and front yard. **VARIANCE GRANTED**

- D. Notice of a Public Hearing & Facts and Conclusions of the Zoning Hearing Board Appeal No. ZN-10-2020 that was held on June 17, 2020 at 7:30 p.m., regarding a request by Columbia Gas Transmission LLC, representing, William Stoffel Jr. and Lori L. Siemon, 3900 Bedell Road, Finleyville PA 15332, owner of Vacant property on Scheinbach Road, lot & block 1275-L-170. The property is zoned R-1, Residential-Agricultural District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 8-502.1 – Elevation and Floodproofing Requirements, and further subject to the minimum standards for all construction and development proposed within any identified floodplain area set forth in Section 8-503.1 and the Variance Procedures and Conditions set forth in Section 8-802.1. Applicants wish to install a cathodic protection system on an existing natural gas pipeline on a currently vacant lot off of Scheinbach Road. The cathodic protection installation site is located within the 100-year FEMA floodplain of Lobbs Run (Zone A). **VARIANCE GRANTED**

7:04 Mrs. Ruscitto arrived

- E. Notice of a Public Hearing & Facts and Conclusions of the Zoning Hearing Board Appeal No. ZN-11-2020 that was held on June 17, 2020 at 8:00 p.m., regarding a request by Columbia Gas Transmission LLC, representing, representing, BAW Real Estate, 1051 Glasshouse Road, Marathon Ashland Petroleum, LLC, Riverview Dr, and 1100 Glasshouse Road Jefferson Hills, PA 15025, lot & blocks 1273-N-315, 1420-A-110 and 1420-A-100. The property is zoned I-2, Heavy Industrial District. The appellants are requesting a variance to Borough Code of Ordinance 685, Section 8-502.1 – Elevation and Flood proofing Requirements, and further subject to the minimum standards for all construction and development proposed within any identified floodplain area set forth in Section 8-503.1 and the Variance Procedures and Conditions set forth in Section 8-802.1. Applicants wish to install a cathodic protection system on an existing natural gas pipeline on a currently vacant lot off of Scheinbach Road. The cathodic protection installation site is located within the 100-year FEMA floodplain of Lobbs Run (Zone A). **VARIANCE GRANTED**
- F. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-12-2020 to be held on July 16, 2020 at 7:00 p.m., regarding a request by West Jefferson Hills School District requesting a variance for their property located at 875 Old Clairton Road, lot and block 881-A-90. The property is zoned R-1, Residential-Agricultural 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 fences (which are at least fifty percent (50% see-through) and which are not in excess of four (4) feet in height may be constructed in the rear and side yards if located at least one (1) foot off property line. Appellant is requesting a six-foot (6') fence in their front yard without a pool or hot tub that will be 50% see-through.
- G. Notice of a Public Hearing of the UCC Board of Appeals, Appeal No. UCC-1-2020 to be held on July 14, 2020 at 7:00 p.m., regarding an appeal filed by Eastman Chemical Resins, Inc. 2200 State route 837, Jefferson Hills, PA 15025, has filed an appeal to the Jefferson

Hills UCC Board of Appeals to a decision made by the Borough Building Official that the 2015 IECC requirements for Mechanical Energy Efficiency. The HVAC units were built to meet NFPA 496 "Pressurized Control Rooms, Section 7.4 static pressure of 0.1 in. of water. Higher than normal outside air is needed to pressurize the building at 0.1" WC static pressure.

PRE-APPLICATION ADVISORY PRESENTATIONS:

- A. Presentation by Stephanie Jones for property located at 1607 State Route 51, Suite 1, outlining her intentions of having a halfway house and in-patient drug and alcohol program for pregnant women. In patient program is intended to rehabilitate them to get them off drugs. Goal is to make sure they are of sound mind before the halfway house so they can reenter into the society. The commission advised it will have to be a conditional use application.

OLD BUSINESS:

- A. Consider a recommendation to Council for 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. 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 COURT ORDERED STAY.**
- B. On a motion by Mr. Reckard seconded by Mr. Donohue and carried unanimously, approval was tabled until the July Planning Commission meeting for preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Armoni Drive, Dale Street, Antler Drive and Arch Street, lot and blocks 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP and Community Bank. **(End of the Extended 90-Day Review Period is August 12, 2020)**

NEW BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Reckard with a 5-0-1 roll call vote with Mrs. Ruscitto and Messrs. Donohue, Hynes, Montgomery, and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, approval was tabled until the July Planning Commission meeting for a preliminary subdivision known as PS-1-2020 - Millstone Village, located on Gill Hall Road, lot & blocks 1137-S-120, 1137-H-25, 1137-S-110, 1137-M-85, 1137-M-60 and 1137-M-48, owned by Millstone Development LLC. Property is zoned R-1 and C-2. Applicant wishes to develop into 139 Single Family lots and 26 town home lots. **(End of the 90-Day Review Period is September 21, 2020)**
- B. On a motion by Mrs. Ruscitto, seconded by Mr. Hynes and carried unanimously, approval was recommended to Council to hold a Public Hearing for a Conditional Use known as CU-1-2020, requested by West Jefferson Hills School District, located at 875 Old Clairton Road, to be allowed to install one existing relocatable building that will house 6 classrooms to accommodate the growing enrollment at Jeffers Hills Intermediate School until an addition to the school is complete.

REPORTS:

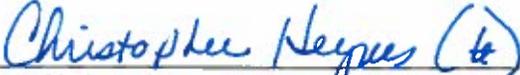
- A. Environmental Advisory Council – Thomas J. Donohue – Reported they are making progress on the handicapped fishing platform. Engineers are going down to look at the property to make sure there aren't any environmental issues. There were discussions on potential grants that can help pay for this project. They Discussed Beams Run trail and they want to sponsor a guided hike in October. They are also working with the school board. Beams Run trail has an easement for a sewer line on Borough property and wants to find out if they can build the trail on the easement.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mrs. Ruscitto, seconded by Mr. Hynes at 9:46 p.m.


Christopher Hynes, Secretary