

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

MINUTES OF OCTOBER 22, 2018

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on Monday, October 22, 2018. 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, Donohue, Hynes, Montgomery, Polick and Reckard.

ABSENT:

Mr. Daily

ALSO IN ATTENDANCE:

William Shimko, Solicitor
John Trant, Planning Consultant
Mike Glister, Borough Engineer
Mark Reidenbach, Gateway Engineers

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

- A. William Lucas – 5012 Dana Drive – Asked if the Planning Commission Minutes could be put on the Borough website.

MINUTES APPROVED:

- A. The minutes of the regular meeting of September 24, 2018 were approved on a motion by Mr. Reckard seconded by Mr. Polick, and carried unanimously.

COMMUNICATIONS:

- A. Resolution No. 26-2018, Council approval of a final land development known as SP-4-2018 & SP-6-2018 – Riverlift Industries Truck Terminal & Coke Dryer Facility, approved on October 8, 2018.
- B. Resolution No. 27-2018, Council approval of a final subdivision known as S-10-2018 – Chamberlin Ridge Plan of Lots – Phase 4, approved on October 8, 2018.
- C. Resolution No. 28-2018, Council approval of a final subdivision known as S-11-2018 – Jefferson of Monticello, Inc. Plan of Lots Second Amendment, approved on October 8, 2018.

- D. Notice of a Public Hearing before the Borough Council of the Borough of Jefferson Hills to be held on Tuesday, October 30, 2018, at 6:00 p.m., in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. The public hearing is to commence consideration of a landowner curative amendment from Carol Ann Bucar alleging questions as to the validity of Article 1500, Section 3 of the Borough Zoning Ordinance/Map establishing and locating the “Oil and Gas Development Overlay District – Unconventional Wells” and proposing a curative amendment to allow “[un]conventional oil and gas wells by conditional use on all lands throughout the Borough[.]”
- E. Notice is hereby given that a public hearing will be held before Borough Council of the Borough of Jefferson Hills to be held on Thursday, November 1, 2018 at 6:30 p.m., in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. The hearing is to commence consideration of an Ordinance amending only the text of Chapter 27, Zoning, of the Borough of Jefferson Hills Code of Ordinances Article 200, Residential Districts, to remove hospitals as a permitted conditional use in the R-1 Residential-Agricultural and R-2 Low Density Residential Zoning Districts and providing for severability and repeal of all prior inconsistent ordinances or ordinance provisions.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Reckard, seconded by Mr. Donohue and carried with a 5-0-1 roll call vote with Messrs. Donohue, Hynes, Montgomery, Polick and Reckard voting yes and Mr. Alvi abstaining due to being involved as the Geotechnical Engineer for the project, preliminary Approval for a subdivision known as S-6-2018 - Pinecrest Estates – Phase I, located at Redcliffe Drive & Majestic Lane, lot and blocks 881-A-250 and 882-H-28, owned by Steven and Andrea Richard was tabled until the November Planning Commission meeting. **(End of 90-day review period is August 19, 2018, Applicant extended to February 12, 2019)**
- B. On a motion by Mr. Polick, seconded by Mr. Alvi and carried unanimously, preliminary approval was recommended to Council for a land development known as SP-3-2018 - Marlow – Jefferson Hills, located at 3007 Old Clairton Road, lot and block 881-H-86, owned by Robert & Jessica Marlow. Property is zoned C-1. Applicant is proposing to construct a 2-story building and parking lot including associated grading, landscaping, stormwater controls and lighting. The intended use of the building is for a photography studio. **(End of 90-day review period is September 23, 2018)(Applicant gave a 90-day extension to Council until December 23, 2018)**

On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, a modification request was recommended to Council for Chapter 22, section 22.609.1 – size and grade, to allow to have a 1.0% maximum slope of storm sewer pipes instead of the minimum 2.0% grade.

- C. On a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously, preliminary and final approval for a subdivision known as S-8-2018 – Belle Properties Subdivision, located at 1017 Scotia Hollow Road, lot and block 1003-K-191, owned by Belle Property Solutions LLC, was tabled until the November Planning Commission meeting. **(End of 90-day review period is October 22, 2018, Applicant extended to January 20, 2019)**

- D. On a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously, preliminary approval for a subdivision known as S-9-2018 – Moscatiello Subdivision Plan, located at 5900 Peters Creek Road, lot and block 1006-M-20, owned by Franco and Antoinetta Moscatiello, was tabled until the November Planning Commission meeting. **(End of 90-day review period is October 22, 2018, Applicant extended to January 15, 2019)**

NEW BUSINESS:

- A. On a motion by Mr. Polick, seconded by Mr. Hynes and carried unanimously, a preliminary approval for a land development known as SP-7-2018 – PTC New Logistics Warehouse Jefferson Hills, located at the southwest corner of the intersection between Gill Hall Road and the Mon Fayette Expressway just east of the existing Police Barracks, owned by Pennsylvania Turnpike Commission was tabled until the November Planning Commission meeting. **(End of 90-day review period is January 19, 2019)**
- B. On a motion by Mr. Donohue, seconded by Mr. Reckard and carried unanimously, final approval was recommended to Council, subject to the applicant obtaining the Highway Occupancy Permit, for a land development known as SP-8-2018 – William J., Robert G., & Lillian Kozel Proposed Storage Garage Development, located at 1456 State Route 51, lot and block 766-K-85, owned by William J., Robert G. and Lillian Kozel. Property is zoned C-1. Applicant is proposing to construct a 31 single story storage garage units with asphalt paved carpaths, exterior lighting, storm sewers and stormwater management. **(End of 90-day review period is January 19, 2019)**

On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, a modification request was recommended to Council for Chapter 22, section 22-303.3.B, that the applicant not be required to submit to Allegheny County Conservation District a Soil Erosion and Sedimentation Control Plan since the property is under one acre.

REPORTS:

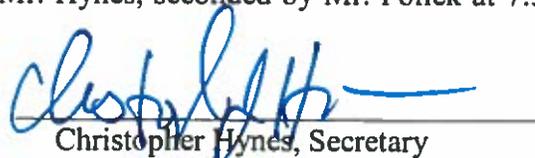
- A. Environmental Advisory Council - Mr. Donohue stated he had nothing new to report and that they will be meeting with the school board on October 23rd to discuss the Beams Run Trail and hopefully get their support.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Hynes, seconded by Mr. Polick at 7:52 p.m.


Christopher Hynes, Secretary