

BOROUGH OF JEFFERSON HILLS

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AGENDA

Regular Meeting, TUESDAY, July 28, 2020 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 23, 2020**
5. **Communications**
 - A. Notice of a Public Hearing for Zoning Hearing Board Appeal No. ZN-13-2020 to be held on July 29, 2020 at 7:00 p.m., regarding a request by Brian and Alyssa Mathews, 313 Greene Drive, Jefferson Hills, are requesting a variance for their property, lot and block 884-D-34. The property is zoned R-2, Low Density Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.b – Fences Enclosing Swimming Pools Accessory to Private Residences. The ordinance states that all swimming pools shall be enclosed by a wall or fence with self-latching gate not less than five (5) feet in height and not more than six (6) feet in height and privacy of less than fifty percent see-through. Appellant is requesting to be allowed to keep their four (4') foot fence to enclose an in-ground pool.
 - B. Facts and Conclusions for a Zoning Hearing Board Appeal No. ZN-12-2020 that was 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.
6. **Pre-Application Advisory Presentations**

None
7. **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. Consider a recommendation to Council for a preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Arnoni 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. Property is zoned R-4. Applicant wishes to subdivide into 67 new lots, 2 parcels, and 6 transfer units. **(End of the Extended 90-Day Review Period is August 12, 2020)**
- C. Consider recommendation to Council 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)**

8. New Business

- A. Consider a recommendation to Council for a final land development plan known as SP-3-2020 – Quality Landscapes Equipment Building, located at 1229 Peters Creek Road, lot and block 765-R-125, owned by Quality Landscapes and Hardscapes LLC. Property is zoned I-1. Applicant wishes to install a 60'x40' steel storage garage with one bathroom. **(End of the 90-Day Review Period is October 26, 2020)**

9. Reports

- A. Environmental Advisory Council – Thomas J. Donohue

10. General Business

None

- 11. Reminder: Next Meeting to be Tuesday, August 25, 2020**

12. Adjournment