

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

MINUTES OF SEPTEMBER 23, 2019

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on September 23, 2019. Chairman David Montgomery called the meeting to order at 7:05 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:

Five members of the Planning Commission were in attendance at the meeting and included: Messrs. Donohue, Hynes (arrived at 7:14 p.m.) Montgomery, Polick and Reckard.

ABSENT:

Messrs Daily and Alvi

ALSO IN ATTENDANCE:

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

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

COMMUNICATIONS:

- A. Notice of public meeting by the Planning Commission of the Borough of Jefferson Hills, will be held on Monday, September 23, 2019 at 7:00 p.m. at the Jefferson Hills Municipal Building, 925 Old Clairton Road, Jefferson Hills, PA 15025, to review and receive public comment regarding the proposed new Borough Zoning Ordinance and Zoning Map. Following the public comment period, the Commission will consider a recommendation to Borough Council regarding the adoption of said ordinance. The proposed ordinance is part of an overall land development program that is implemented to protect the public health, safety, and welfare.
- B. Facts & Conclusions: for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-14-2019 was held on September 3, 2019 at 7:00 p.m., regarding a request by Scott & Amber Pearson, requesting a variance for their property at 8000 Independence Drive, Jefferson Hills, PA 15025, lot and block 1006-K-45. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.2.f – Area & Building Regulations - Side Yard setbacks, required setback for accessory structure is 10 ft.; applicant is requesting a 5ft side yard setback for the two sides. Appellant is requesting to be allowed to construct a deck around their pool. **VARIANCE GRANTED**
- C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-16-2019 to be held on September 30, 2019 at 7:00 p.m., regarding a request by Allegheny Health Network, Jefferson Hospital with a business address of 565 Coal Valley Road, Jefferson Hills, PA 15025, and owner of property known as lot & blocks 660-G-93, 660-G-81 and 660-G-36 vacant properties located on

State Route 51 and Coal Valley Road, is requesting a variances to Zoning Ordinance 712, Sections 901.5.D.2.(b) – Business Identification Signs in order to erect a ground Sign. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to erect an internally illuminated ground Sign that is 75 sq. ft. Zoning Ordinance does not allow for an internally illuminated ground sign and cannot be larger than 24 sq. ft.

- D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-17-2019 to be held on September 30, 2019 at 7:30 p.m., regarding a request by Stephen & Lauren Skrainy, is requesting a variance for their property at 142 Retriever Drive, Jefferson Hills, PA 15025, lot and block 662-B-167. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 202.2.f – Area & Building Regulations - Side Yard setbacks, required setback for accessory structure is 10 ft.; applicant is requesting a 0ft side yard setback for the one side. Appellant is requesting to be allowed to construct a deck around their pool.
- E. Notice of Public Hearing of the Zoning Hearing Board Appeal No. ZN-18-2019 to be held on October 15, 2019 at 7:00 p.m., regarding a request by R. Christian & Shannon M. Shaw, is requesting a variance for their property at 1108 Wakefield Lane, Jefferson Hills, PA 15025, lot and block 661-H-364. The property is zoned R-1, Residential-Agricultural District. The appellant is requesting a variance to Zoning Ordinance 712, Section 201.2.f – Area & Building Regulations - Side Yard setbacks, required setback for structure is 10 ft.; applicant is requesting a 5ft side yard setback for the one side. Appellant is requesting to be allowed to construct a 25'5"x35 attached garage.
- F. Notice of Public Hearing of the Zoning Hearing Board Appeal No. ZN-19-2019 to be held on October 15, 2019 at 7:30 p.m., regarding a request by Michael Plavchak Jr, 2760 Ridge Road, Finleyville, PA 15332, lot & block 1003-L-158, is requesting a variance to Zoning Ordinance 712, Section 1101.2, Enlargement or Expansion of a non-conforming structure. The property is zoned C-1, Highway Commercial District. Appellant is requesting to be allowed to construct an addition to the existing residential home that was grandfathered in as a single family home. The 30'x40' addition will meet all other setbacks required in the zoning ordinance.
- G. Resolution No. 32-2019, Council approval of a final subdivision plan known as S-9-2019, Jefferson Memorial Park Plan of Lots, approved on September 9, 2019.
- H. Resolution No. 33-2019, Council approval of a final land development plan known as SP-10-2019, Evolution Automation Land Development, approved on September 9, 2019.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

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.**

Chris Hynes arrived 7:14 p.m.

- B. On a motion by Mr. Polick, seconded by Mr. Donahue and carried unanimously, preliminary approval for a land development known as SP-7-2019 – Riverlift Office and Garage, located at 1000 Madison Avenue, lot and block 1273-D-288, owned by Clairton Slag DBA Riverlift Industries was tabled until the October Planning Commission meeting. **(End of 90-day review period is October 21, 2019) (Applicant requested a 90-day extension until January 19, 2020)**

- C. On a motion by Mr. Polick, seconded by Mr. Hynes and carried unanimously, approval was recommended to Council for a conditional use known as CU-3-2019 – NE DBA SW Billboard, located at 1601 State Route 51, lot and block 766-S-80 owned by Lois Pickering. Property is zoned C-1. Applicant wishes to erect new billboard on this property that meets and exceeds both PennDOT standards along with the Borough standards and codes.
- D. On a motion by Mr. Reckard, seconded by Mr. Hynes and carried unanimously, final approval for a preliminary land development plan known as SP-9-2019 – Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company, was tabled until the October Planning Commission meeting. (End of 90-day review period is November 25, 2019)

NEW BUSINESS:

- A. On a motion by Mr. Donohue, seconded by Mr. Polick and carried unanimously, final approval for a subdivision known as S-10-2019 – Hunters Preserve No 2, located at West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes Inc., was tabled until the October Planning Commission meeting. (End of 90-day review period is December 23, 2019)

MINUTES APPROVED:

- A. The minutes of the regular meeting of August 27, 2019 were approved on a motion by Mr. Reckard seconded by Mr. Polick and carried unanimously.

NEW BUSINESS CONT'D:

- B. Review of draft Zoning Ordinance and Map
- C. Public comments on draft of Zoning Ordinance and Map
 - 1. Daniel Lotis - 165 Hollywood Drive - asked that his property at 765-G-60 located along Peters Creek Rd not be rezoned from Industrial to Commercial.
 - 2. Lisa Marcucci - 370 Temonia Dr., Pittsburgh, PA and Lori Bartug - 708 Waterman Rd. – Pointed out their opinion of inconsistencies and presented copies to Planning. Mr. Trant commented on the unconventional overlay and the conventional overlay.
 - 2. Steve Repasky, PA State Beekeepers Association - 3109 Pioneer Ave. Pittsburgh, PA – Discussed his concerns of wording pertaining to the bee keeping section.
 - 3. Tim Shuman - 809 N. Sixth Street, Clairton, PA – discussed his opinion on inconsistencies in the Conservation District of properties on map. Areas that have endangered plants should be preserved as natural wetlands.
 - 4. Lori Bartrug - 708 Waterman Rd. – discussed her opinion on inaccurate zoning map inconsistencies and dog ordinance.
 - 5. Michael Vario - 1057 Waterman Rd. – stated his family property is zoned incorrectly now and is glad it will be rezoned from Industrial to Residential.
 - 6. Erin Gibson Allen, Esq., of Marcus and Shapira LLP - spoke on behalf of 104 residents – OP section is too confusing and she does not want this recommended to council as is.
 - 7. Andrew Sanders - 608 Old Clairton Road – spoke regarding property across drive-in on Elliott Rd. lot & block 660-L-10 requesting it be R-2 not OP.
 - 8. Don Housley - 4024 Castor Lane – spoke regarding the zoning items on pages 56 and 152, porches and concrete patios, easements, grading stating as written it would require too many variances for any developments. Needs defined better.

D. No action was taken to consider recommending to Council the draft Zoning Ordinance and Map.

Mr. Trant recommended that we take a look at the oil and gas document, take into consideration the other comments and provide a new draft to the planning commission after discussing with the codes committee.

REPORTS:

A. Environmental Advisory Council – Thomas J. Donohue reported that the general meeting earlier this month has been rescheduled for October 1, 2019 with Representative Michael Puskaric to discuss common initiatives. They Plan to discuss several projects including a fishing platform for disabled Veterans along Peter Creek. The Recreation Board supports a Conservation District along Beam Run Trail.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Polick, seconded by Mr. Hynes at 8:40 p.m.


Christopher Hynes, Secretary