

**FOREST HILLS BOROUGH  
PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY, SEPTEMBER 8, 2016  
7:00 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

	<b>Present</b>
Norm Keller, Chairman	<b>x</b>
Paul Kimicata	<b>x</b>
Lisa Michel	<b>x</b>
Scott MaGaw	<b>x</b>
Marilyn Gelzhiser	<b>x</b>
Steve Greenberg	
Matthew Rendulic	
Alyssa Golfieri, Assistant Borough Solicitor	<b>x</b>

**III. ADMINISTRATIVE**

1. Call for a motion to approve the minutes from the August 2, 2016 meeting.
  - L.Michel moved
  - S.MaGaw second
  - Motion carried
  
2. Notice of tonight's special meeting was advertised pursuant to the requirements of the Pennsylvania Sunshine Act.

**IV. NEW BUSINESS**

**1. 2020 Ardmore Boulevard Conditional Use Request.**

Curtis I. Kossman and Marc D. Kossman are requesting a variance from the 20-foot minimum rear yard setback requirement of Section 27-305 and Table 27-2 of Chapter 27 of the Forest Hills Code of Ordinances, Zoning, as amended, in order to permit the construction of a self-storage facility on property located at 2040 Ardmore Boulevard in the Borough's S-2 Special District, currently designated as Allegheny County Block/Lot No. 300-H-180.

- a. Applicants' Presentation
  - Rick Moses, General Counsel for Kossman Development Company addressed the Planning Commission on behalf of Applicants.

- Mr. Moses gave a brief overview of the Applicants' proposed project/use (self-storage facility); Applicants' presentation was abridged since Applicants' conditional use application was thoroughly reviewed by Planning Commission at its August 2, 2016 special meeting.
- Mr. Moses explained that the Applicants would like to construct storage units on top of the existing parking spaces located at the rear of the property for the storage of cars. In order to construct the storage units, a variance from the required 20 foot rear yard setback is required. The Applicants would like to set the storage units on the rear lot line, therefore, a variance is necessary to encroach 20 feet into the setback.

b. Planning Commission Discussion

- None; Applicants' proposed project/use was discussed in depth at the Planning Commission's August 2, 2016 special meeting. During its August 2, 2016 meeting, Planning Commission identified the rear yard setback issue and alerted the Applicants that they must seek a variance from the same in order to place the proposed storage units on the rear lot line.

c. Public Comment

- No public comment was offered.

Call for a motion to **Recommend Approval** or **Recommend Denial** of a variance from the 20-foot minimum rear yard setback requirement of Section 27-305 and Table 27-2 of Chapter 27 of the Forest Hills Code of Ordinances, Zoning, as amended, in order to permit the construction of a self-storage facility on property located at 2040 Ardmore Boulevard in the Borough's S-2 Special District, currently designated as Allegheny County Block/Lot No. 300-H-180.

- S.MaGaw moved to recommend approval conditioned upon Applicants' installing a landscape buffer/screening to eliminate any visibility of self-storage units from Ardmore Boulevard
- L. Michel second
- Motion carried

**2. Proposed Zoning Ordinance Amendment.**

Borough Council authorized the transmittal of a Zoning Ordinance Amendment establishing the exploration, recovery and production of oil or natural gas as a conditional use in the Borough's B-1 Business District to the Planning Commission for review and comment. This is the second public meeting at which the Planning Commission has reviewed and commented on the ordinance.

a. Planning Commission Discussion

- Currently the Borough imposes an outright ban on oil and gas development in the Borough, which is illegal to do.
- Planning Commission does not understand why Borough Council elected to permit oil and gas development in the B-1 District as opposed to the Borough's other zoning districts.
- The Borough's Comprehensive Plan is outdated and should be updated before adoption of an Ordinance Amendment permitting oil and gas development in the Borough.
- N.Keller alerted the Planning Commission members that Councilwoman Patricia DeMarco is interested in working with the Planning Commission to update and revise the Borough's Comprehensive Plan. Ms. DeMarco has considerable experience drafting Comprehensive Plans, as she was instrumental in the preparation of Fairbanks, Alaska's plan.

b. Public Comment

- No public comment was offered.

Call for a motion related to the adoption of the Borough's proposed Ordinance Amendment establishing the exploration, recovery and production of oil or natural gas as a conditional use in the Borough's B-1 Business District.

- L.Michel moved to recommend Borough Council further review a the proposed Ordinance Amendment to ensure its legal sufficiency.
- S.MaGaw second
- Motion carried
  
- S.MaGaw moved to recommend Borough Council consider revising the proposed Ordinance Amendment to require a seismic activity testing requirement.
- P.Kimicata second
- Motion carried

**V. COMMENTS**

1. The next regular Planning Commission meeting scheduled for September 28, 2016 at 7:30 PM is cancelled.
2. Planning Commission will next meet on October 26, 2016 at 7:30 PM.

**VI. ADJOURNMENT**

Meeting adjourned 8:04 PM