

# **SOUTH STRABANE TOWNSHIP ZONING HEARING BOARD**

Township Municipal Building  
550 Washington Rd. | Washington, PA | 15301

**REGULAR MEETING**  
**September 12, 2022 – 6:00 p.m.**

## **AGENDA**

**1. PLEDGE OF ALLEGIANCE**

**2. ZONING HEARING BOARD MEETING MINUTES – AUGUST 8, 2022**

**3. ADMINISTRATION OF OATH**

**4. PUBLIC HEARING**

Continued Consideration of an application from Eat'n Park Hospitality Group requesting a variance from Sections 245-191B(1) and 245-191B(2) to allow the construction of two electronic changeable copy signs, 37.125 square feet in size, within 500 feet of a signalized intersection for the property located at 320 Oak Spring Road in the C-2 Zoning District and any other zoning relief required

**5. PUBLIC HEARING**

Consideration of an application from Menard, Inc. for the property located along Old Mill Blvd, more specifically known as Parcel Nos. 600-003-00-00-0020-09, 600-003-00-00-0020-11 and 600-003-00-00-0020-00, in the C-2 Zoning District requesting the following:

- A variance from Section 245-64J to allow an accessory structure 31 feet in height;
- A variance from Section 245-172C(3) to allow a fence 14 feet in height;
- A variance from Section 245-182K to require only 8 shopping cart return areas;
- A variance from Section 245-191C(1) to allow 651 square feet of wall signage; and
- Any other zoning relief required.

**6. PUBLIC HEARING**

Consideration of an application from Berry Professional Associates requesting a variance from Sections 245-130A and 245-130B of the Zoning Code to allow a medical clinic on a lot less than 2 acres in size and does not have frontage on and direct vehicular access to an arterial or collector street for the property located at 50 Berry Road, which is defined as a local street, in the I-1 Zoning District and any other zoning relief required.

**7. PUBLIC COMMENT TIME**

The Zoning Hearing Board allocates a period of time during this item for those individuals who would like the opportunity to address the Zoning Hearing Board on any matter. Each person addressing the Zoning Hearing Board is asked to limit their comments to a maximum of three (3) minutes.

**8. ADJOURNMENT**

Next Meeting – October 10, 2022 at 6:00 p.m.