

**SOUTH STRABANE TOWNSHIP
ZONING HEARING BOARD
REGULAR MEETING MINUTES**

JANUARY 10, 2022

APPROVED MEETING MINUTES

1. ROLL CALL AND CALL TO ORDER

On Monday, January 10, 2022 at 6:03 p.m., after due advertisement according to law, a public meeting of the Zoning Hearing Board (“ZHB”) was held at the South Strabane Township Municipal Building (550 Washington Road, Washington, PA 15301) and the following were present:

Art Sullivan, Chairperson
James Stewart, Vice-Chair
Michele Tysiak

Also Present

Brandon Stanick, Township Manager
Jim Sutter, Assistant to the Township Manager (via Zoom)
Michael Cruny, ZHB Solicitor
Sheila Rozanc, Stenographer

Chair Sullivan lead the Pledge of Allegiance

Chair Sullivan moved to add 2022 Reorganization to the Agenda. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

2. 2022 Reorganization

Chair Sullivan moved to reappoint himself as Chairman and to reappoint James Stewart as Vice-Chair. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

3. Approval of the Zoning Hearing Board Meeting Minutes – December 13, 2021

Chair Sullivan moved to approve the December 13, 2021 Meeting Minutes as presented. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

4. Administration of Oath

Ms. Rozanc administered the oath to those in attendance.

5. Public Hearing: Consideration of an application from Scott McCall for the property located at 72 Davis School Road in the C-2 Commercial Zoning District seeking a variance from Section 245-64J(2) of the Zoning Code regarding the maximum height of accessory structures

Chair Sullivan introduced the item. On December 16, 2021 the Township received an Application for Zoning Variance from Scott McCall of Davis School Land Company (“Applicant”), seeking a variance from Section 245-64J(2) regarding the maximum height of accessory structures for the property located at 72 Davis School Road (“Property”) in the C-2 Commercial Zoning District. The Property is home to Country Canvas Awnings.

The Property is approximately 2.4 acres in size. It is surrounded on three sides by C-2 Zoning District properties and an A-1 Zoning District property to the southeast. The Property is currently improved by two buildings. The primary structure hosts the commercial retail space for Country Canvas Awnings. The existing accessory structure is the current storage space for the business.

The Applicant wishes to construct a new 5,000 square foot accessory structure in the rear of the Property to expand on its current storage capabilities. The height of the building will be approximately 24.5 feet in height according to the Applicant to accommodate the size of their product offering. Because the maximum allowed height for accessory structures in the C-2 Commercial Zoning District is only 20 feet they have applied for this variance.

Chair Sullivan asked if the Applicant had any statements in addition to what was presented in their application. The Applicant stated the application speaks for itself and reiterated the need for additional height on the proposed building compared with what the Code allows. He added their operation outgrew the previous accessory structure they constructed in 2020 and the aim of this storage building is to handle any growth the business has for the foreseeable future.

Chair Sullivan noted no one from the public was in attendance regarding the application. He asked if staff had received any prior to the meeting. Mr. Stanick stated they had received no comments.

Solicitor Michael Cruny read the following items into the record:

Exhibit A – Application for Zoning Variance received December 16, 2021;

Exhibit B – Proof of publication in the December 27, 2021 and January 3, 2022 editions of the Observer-Reporter; and

Exhibit C – Staff memo from Township Manager Brandon Stanick sent January 5, 2022.

Chair Sullivan moved to enter Exhibits A-C into the record. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

Chair Sullivan moved to approve the application from Scott McCall for the property located at 72 Davis School Road in the C-2 Commercial Zoning District seeking a variance from Section 245-64J(2) of the Zoning Code regarding the maximum height of accessory structures to allow to Applicant to construct an accessory structure of up to 24.5 feet in height on the Property. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

6. PUBLIC COMMENTS

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

There were no comments from the public.

7. ADJOURNMENT

As there was no further business to come before the ZHB, Chair Sullivan moved to adjourn. Mr. Stewart seconded the motion and the meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Brandon J. Stanick
Township Manager / Zoning Officer