

SOUTH STRABANE TOWNSHIP
ZONING HEARING BOARD MEETING MINUTES

JULY 16, 2018

APPROVED MEETING MINUTES

On Monday, July 16, 2018 at 7:00 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board (ZHB) was held in the Municipal Building, 550 Washington Road. Chairman Andrew Rembert, Members Jim Stewart and Art Sullivan were present. Also present were Solicitor Pat Smider, Township Manager Brandon Stanick, Assistant Zoning Officer James Barnes and Recording Secretary Ellen Wallo.

Chairman Rembert administered the oath to those in attendance wishing to speak at this meeting.

PUBLIC COMMENTS

There were no public comments.

MINUTES

Mr. Stewart moved to approve the minutes of the July 16, 2018 Zoning Hearing Board meeting. The motion was seconded by Mr. Sullivan and passed on a unanimous voice vote.

A Public Hearing to consider the application of Jeffrey S. McLaughlin, Architect/PNC Bank Washington of 319 Washington Road, Washington, PA 15301 for a Special Exception to the amount of parking spaces at this location, Zoning District C-2.

As Mr. McLaughlin was not in attendance due to traffic conditions, Mr. Scott McLaughlin, representing PNC Bank, was present to address questions of the ZHB.

Mr. McLaughlin stated that the lease on PNC's Trinity Point Branch is soon running out and may close; therefore, they want to add one additional ATM at 319 Washington Road, Strabane Square location in the event the Trinity Point branch's lease is not renewed.

There are ten existing parking spaces at the rear of the outparcel that will be affected by the added lane. The parking will be reduced to six spaces and the four spaces lost are due to the additional drive through lane and will be shared spaces with the overall shopping center.

Mr. McLaughlin explained that a Special Exception was granted by the South Strabane Township Zoning Hearing Board on May 18, 2011 for the planned use of 11 spaces, per Section 1701.9 of the Zoning Ordinance. The traffic flow within the outparcel will remain as it presently exists. The existing signage will remain unchanged. A discussion concerning the drive aisles and traffic flow followed.

Chair Rembert pointed out that there are three parking spaces that have clothing drop boxes and a concrete barrier that should be removed. He suggested these be moved. Mr. McLaughlin advised steps will be taken to remove the concrete barrier.

Chair Rembert moved to approve the application of Jeffrey S. McLaughlin, Architect/PNC Bank Washington of 319 Washington Road, Washington, PA 15301 to amend the existing Use by Special Exception by relocating four existing parking spaces from the outparcel and share those spaces with the adjoining shopping center as presented in the application materials resulting in a total of 15 shared parking spaces, as well as remove the concrete barrier that currently occupies those spaces. Mr. Sullivan seconded the motion. The motion passed on a unanimous voice vote.

ADJOURNMENT

Mr. Sullivan moved to adjourn the meeting at 7:45 P.M. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary