

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

AUGUST 6, 2019

APPROVED MEETING MINUTES

1. ROLL CALL AND CALL TO ORDER

On Tuesday, August 6, 2019 at 6:00 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, Washington, PA 15301 and the following were present:

Art Sullivan, Chairperson
Andrew Rembert, Vice-Chair
James Stewart, Member

Ms. Diane Streshenkoff, Representing the Applicant
Pat Smider, ZHB Solicitor
Patrick Conners, Assistant to the Township Manager

2. PUBLIC COMMENTS

Mr. and Mrs. Paul Swartz of East Washington Borough came before the Board to discuss their concerns regarding the re-zoning of 100 Wilmont Avenue, a property within South Strabane Township. Specifically, they had issue with the reported use of a rehabilitation facility so close to their residential property. Assistant to the Township Manager Conners stated that he was familiar with the property in question and highlighted that no formal zoning request has been made. He reported that over the recent months he had fielded numerous calls regarding the zoning status of the property, but no formal discussion or request has been sent to the Township to date. Assistant to the Township Manager Conners discussed the public notification process of public hearings, highlighting that abutting property owners would be notified regarding any zoning proposal, regardless of them being in another municipal jurisdiction. He concluded by inviting them to stay after the zoning hearing to discuss their concerns.

3. ZHB MEETING MINUTES

Mr. Stewart moved to approve the minutes of the July 15, 2019 Zoning Hearing Board Meeting. The motion was seconded by Mr. Rembert. The motion passed on a unanimous voice vote.

4. PUBLIC HEARING: Continued Consideration of an Application from South West Land Associates, requesting a Variance from Section 245-191 of the South Strabane Township Zoning Code Concerning the Maximum Aggregate Size of Changeable Copy Signs for the Property Located at 333 Washington Road (Get Go Gas Station) in the C-2 Zoning District.

Ms. Diane Streshenkoff, representing the Applicant was duly sworn and affirmed by Chair Sullivan.

Ms. Streshenkoff briefly summarized the Applicant's original proposal for additional electronic changeable signage adjoining the canopy of the Get Go gas station located at 333 Washington Road, Washington, PA 15301. Ms. Streshenkoff highlighted the

additional signage was intended to advertise Giant Eagle's new Advantage Pay discount fuel program. Ms. Streshenkoff stated the Applicant has since withdrawn their application for additional signage in order to more closely comply with South Strabane Township's Zoning Code. She reported the Applicant is proposing to change the faceplate of one existing sign facing Berry Road which will advertise the "Advantage Pay" price. The other sign will remain untouched and will continue to advertise the Regular gasoline price.

Chair Sullivan sought clarification of the proposed size of the signage. Ms. Streshenkoff reported the size of the signs would remain unchanged, measuring 13.56 sq. ft. each. Assistant to the Township Manager Connors inquired if the Applicant would be changing the faceplate of both signs. Ms. Streshenkoff stated the sign facing Strabane Square and Route 19 would remain untouched. Ms. Streshenkoff distributed illustrations of the proposed Advantage Pay signage to members of the Zoning Hearing Board.

Mr. Smider reported that currently both signs add up to 27.12 sq. ft. which exceeds the maximum permissible coverage for electronic changeable copy signs in the C-2 Zoning District of 25 sq. ft. Mr. Smider highlighted that the current signs have been in place for some time and reported that no available records indicate a variance was granted. He stated that while he saw no issue concerning the legality of the current signage, it would be advised to formally establish the deviance from the Code by granting the Variance and entering it into the Findings of Fact.

Ms. Streshenkoff reported the Applicant applied for and was granted a temporary sign permit for the banner advertising Giant Eagle's Fuel Perks Program. She highlighted that the banner will be removed by the deadline of August 22nd.

Regarding the altered variance request, Mr. Sullivan inquired if a new application was necessary. Mr. Smider stated that the Zoning Hearing Board needs to acknowledge the fact that the application was made by Ms. Streshenkoff on behalf of her client affirming the current signage and request for visual alterations. No additional procedure would be legally required. Ms. Streshenkoff inquired whether she would need to acquire a sign permit for the face plate change. Mr. Connors and Mr. Smider stated that she would not.

Mr. Rembert inquired regarding Giant Eagle's change of strategy concerning the signage. Ms. Streshenkoff stated that there was no desire to install smaller signage. Ms. Streshenkoff also highlighted the local Get Go would have to pay for the additional signage themselves. Mr. Sullivan sought confirmation of the separate nature of the temporary banner and subsequent application from the Zoning Hearing Board. Assistant to the Township Manager Connors affirmed that was the case, highlighting all appropriate fees and paperwork were submitted by the Applicant and the banner was compliant with Township regulations.

Mr. Stewart moved to approve the request of South West Land Associates from Section 245-191 B (1) of the Township Code formally granting a dimensional variance for their existing signage measuring 27.12 sq. ft. which exceeds the maximum size of 25 sq. ft. for

electronic changeable copy signs in the C-2 Zoning District. Mr. Rembert seconded the motion. The motion passed on a unanimous voice vote.

5. ADJOURNMENT

As there was no further business to come before the ZHB, Mr. Stewart moved to adjourn. Mr. Rembert seconded the motion and the meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Patrick M. Conners
Assistant to the Township Manager