

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

**March 12, 2021**

**APPROVED MEETING MINUTES**

**1. ROLL CALL AND CALL TO ORDER**

On Friday, March 12, 2021 at 10:00 a.m., the Zoning Hearing Board continued their proceedings from their March 9, 2021 Public Meeting. The following were present:

Art Sullivan, Chairperson – via Zoom  
James Stewart, Vice-Chair – via Zoom  
Andy Rembert, Member – via Zoom  
Patrick Smider, Zoning Hearing Board Solicitor – via Zoom  
Brandon Stanick, Township Manager/Zoning Officer – via Zoom  
Patrick Conners, Assistant to the Township Manager – Via Zoom  
Shawn Smith, Site Enhancement Services (Applicant) – via Zoom  
John Kaprelian, Federal Health (Project Manager) – Via Zoom

**2. PUBLIC HEARING: Consideration of an application of Thomaston Land Co., LLC requesting two variances from Section 245-191 of the South Strabane Township Zoning Code concerning the number of electronic changeable copy signs and the maximum height of canopy sign letters for the property located at 481 Washington Road in the C-2 General Commercial Zoning District (continued from March 9, 2021 meeting)**

Zoning Solicitor Smider swore in all testifying parties for the two Public Hearings on the Agenda. Mr. John Kaprelian reported that he was the project manager for all permitting involved for both projects at 100 Murtland Avenue and 481 Washington Road. Mr. Shawn Smith noted that he oversaw the updates to the landscape plans for both properties under consideration. He proceeded to illustrate the updates which were requested by the Board at their March 9<sup>th</sup> meeting. Mr. Stewart complimented the landscape plans stating that the Applicant has moved in the right direction. Mr. Rembert thanked the Applicant's representatives for their efforts.

After some discussion, Mr. Sullivan moved to approve four variances requested by Thomaston Land Co., LLC for electronic changeable copy and canopy signage for the property located at 481 Washington Road. Mr. Rembert seconded the motion. The motion passed on a unanimous voice vote.

**3. PUBLIC HEARING: Consideration of an Application from Thomaston Land Co., LLC requesting two variances from Section 245-191 of the South Strabane Zoning Code concerning the number of electronic changeable copy signs and the maximum height of canopy sign letters for the property located at 100 Murtland Avenue in the C02 General Commercial Zoning District**

Chair Sullivan provided a brief update on the variance requests for 100 Murtland Avenue. Mr. Stewart thanked the Applicant for revising the landscape plans for both properties. Chairs Sullivan inquired if the Board could accept the digital landscape plans presented by the Applicant into the Public Record. Zoning Solicitor Smider affirmed that they could.

Chair Sullivan moved to enter the digital landscape plan for 100 Murtland Avenue into the Public Record. Mr. Rembert seconded the motion. The motion passed on a unanimous voice vote.

Chair Sullivan moved to approve four variances requested by Thomaston Land Co., LLC for electronic changeable copy and canopy signage for the property located at 100 Murtland Avenue contingent upon the provided landscape plan being implemented. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

**4. PUBLIC COMMENTS**

No were no public comments.

**5. ADJOURNMENT**

As there was no further business to come before the Zoning Hearing Board, Mr. Sullivan moved to adjourn. Mr. Stewart seconded the motion and the meeting adjourned at 10:07 a.m.

The Board Proceeded to enter into an Executive Session

Respectfully Submitted,

Brandon J. Stanick  
Township Manager / Zoning Officer