

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

April 19, 2021

APPROVED MEETING MINUTES

1. ROLL CALL AND CALL TO ORDER

On Tuesday, April 19, 2021 at 6:03 p.m., after due advertisement according to law, a public meeting of the Zoning Hearing Board (ZHB) was held over Zoom and the following were present:

Art Sullivan, Chairperson – via Zoom
James Stewart, Vice-Chair – via Zoom
Andy Rembert, Member – via Zoom

Also Present

Patrick Conners, Assistant to the Township Manager – via Zoom
Ryan Lemke, Attorney representing the Applicant – Via Zoom

2. Public Hearing: Consideration of an application of Pankratos, Inc., requesting variances from Sections 245-133 & 245-80 of the South Strabane Township Zoning Code concerning the minimum lot size for a Juvenile Personal Care Home for a proposed facility located at 1961 N. Main Street in the I-1 Light Industrial Zoning District (continued from April 14, 2021 meeting)

Chair Sullivan opened the floor to comments regarding the presented conclusions prepared by Zoning Hearing Board Solicitor Smider. No comments were made.

Chair Sullivan moved to grant approval of two variances from Sections 245-133 & 245-80 of the Township's Zoning Code concerning the minimum lot size for a proposed Juvenile Personal Care Home to be located at 1961 N. Main Street in the I-1 Light Industrial Zoning District per the following conditions outlined in the Public Hearing's Conclusions:

- A. Application by the Applicant and Approval by the South Strabane Township Board of Supervisors for a Conditional Use of the Property for Applicant's requested use pursuant to Section 245-79 B(1)(f) of the South Strabane Township Zoning Ordinance regarding Juvenile Personal Care Home/Child Residential Facility in the I-1 District subject to the requirements set forth in Section 245-133 of the South Strabane Township Zoning ordinance;
- B. Fencing, at least four (4') in height will be erected and/or maintained in the front and the other three sides of the property prior to Applicant initiating Phase 2 of its intended use;
- C. Fence high bushes will be installed and/or maintained on both the North and South sides of the property to serve as a buffer for the adjacent properties;

- D. Applicant's facility will not accept for location at the subject Property, any child who is under the jurisdiction or supervision of any Juvenile Probation department of any jurisdiction;
- E. No more than eight (8) children will be located at Applicant's facility at any given time;
- F. No child will remain at Applicant's Facility for more than seven (7) consecutive days;
- G. Professional staff to child ratios at Applicant's Facility shall be no less than 1:5 at night and 1:3 during daytime (night and daytime being defined by sunset and sunrise);
- H. Phase 1 of Applicant's use of the Facility will not involve any children being located at the Facility and children will only reside at the Facility during Phase 2 of Applicant's use of the property. Furthermore, the Applicant will notify the Township in writing of its intent to transition from Phase 1 to Phase 2 at least ten (10) days prior to commencing the Phase 2 use and thereby designating the intended start date of the Phase 2 use of the Facility property;
- I. The Applicant will promptly provide to the Township copies of all certifications and approvals required for operation of the facility issued by any governmental entity including, but not limited to, all revisions, updates, extensions and/or renewals; and
- J. All of the Conditions set forth above shall inure to and bind any successor interest, party, entity and/or owner of the Applicant or the current Owner of the subject property.

Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

Chair Sullivan reported that Zoning Hearing Board Solicitor Patrick Smider would be resigning at the conclusion of the evening's proceedings. He thanked Zoning Hearing Board Solicitor Smider for his service to the Township's Zoning Hearing Board. He continued by highlighting Zoning Hearing Board Solicitor Smider's efforts and legal guidance in helping the Board understand often very complex applications. The Board echoed the sentiments of Chair Sullivan. A brief discussion ensued concerning the selection of a new Zoning Hearing Board Solicitor.

3. PUBLIC COMMENTS

No were no public comments.

4. **ADJOURNMENT**

As there was no further business to come before the Zoning Hearing Board, Chair Sullivan moved to adjourn. Mr. Rembert seconded the motion and the meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Brandon J. Stanick
Township Manager / Zoning Officer