

SOUTH STRABANE TOWNSHIP
ZONING HEARING BOARD MEETING MINUTES
APPROVED
March 19, 2018

On Monday, March 20, 2018 at 7:00 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board was held in the Municipal Building, 550 Washington Road. Chairman Andrew Rembert, Jim Stewart and Art Sullivan were present. Also present were Pat Smider, Solicitor, Brandon Stanick, Township Manager and Ellen Wallo, Recording Secretary.

Chairman Rembert administered the oath to the one member in the audience wishing to speak.

REORGANIZATION

Chair Rembert stated that the Zoning Hearing Board will reorganize at this meeting.

Mr. Sullivan moved to nominate Mr. Rembert as Chairman for 2018. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

Mr. Stewart moved to nominate Mr. Sullivan as Vice-Chairman for 2018. Mr. Rembert seconded the motion. The motion passed on a unanimous voice vote.

PUBLIC COMMENTS

There were no public comments.

MINUTES

Mr. Sullivan moved to approve the minutes of the November 27, 2017 Zoning Hearing Board meeting. The motion was seconded by Mr. Stewart and passed on a unanimous voice vote.

A Public Hearing to consider the application of Kimley-Horn and Associates for a variance to the area of signage at the Target Store at 335 Washington Road, Washington, PA 15301, Zoning District C-2.

Tracy Loar of Kimley-Horn and Associates was in attendance at the meeting. She explained that Target Stores nationally are refreshing the exterior of their stores to modernize and add visual interest to the existing exterior. Directional signs (i.e.) "Order Pickup" and CVS Pharmacy) are being proposed to direct customers to online orders and the interior pharmacy respectively.

This store is set back approximately 1000 feet from both Murtland Avenue and Route 19. This, combined with the significant elevation difference between the roads and store, severely limits visibility from the main roads in the area. Target currently has no signage on the side or rear of the store, so it is not easily identifiable to those traveling on Berry Road, either. The proposed signage will increase visibility and aid travelers in identifying the store.

The Township Code states, in a shopping center where buildings are set back from the street a distance in excess of 500 feet, the aggregate surface area of all wall signs for a business shall not exceed 2.5 square feet per lineal foot of width of the front wall of the building, or a maximum of 125 square feet, whichever is less. Based on Target's front width of approximately 390 feet, the store would be allowed 975 square feet based on the 2.5 SF/LF restriction. 125 square feet limits the store to only about 13% of this total, which is small in scale compared to the overall size of the building (>120,000 SF).

Township Manager Brandon Stanick presented a Proposed Target Signage Analysis showing the square footage requested for each elevation of the building.

East: 289 square feet
South: 64 square feet
North: N/A
West: 250 square feet

Total Proposed: 603 square feet

The Analysis states that Target Corporation is requesting the Zoning Hearing Board grant a 478 square foot variance from the maximum surface area regulations of 125 square feet (or a variance of 382%) to allow an aggregate sign area of 602 square feet.

The Target building is setback from the street a distance greater than 900 feet.

The length of the front wall of the building is approximately 390 feet, which would yield a total allowable sign area of 975 square feet (2.5 x 390) without the regulatory maximum of 125 square feet.

It is important to note that the setback from Berry Road is under 500 feet and the proposed sign on the west elevation, the elevation facing Berry Road, is 250 square feet in surface area and exceeds the maximum allowable surface area by 125 square feet, or 100%.

Ms. Loar stated that Target previously received a variance for signage.

She also stated that the focus with the new signage is on the bullseye rather than the word "Target". The signs will project from the wall 8 inches and will be internally lit. The letters will be plastic, the same as they are now.

Judy Panasik (Green Crescent Drive) stated that she hoped the Board would uphold the ordinance and not allow any extra signage on the Target store.

The Board went into an Executive Session at 7:42 P.M.

The Executive Session ended at 7:55 P.M.

Mr. Sullivan then asked Ms. Loar if Target would agree to eliminate the signage on the Berry Road and Giant Eagle (west and south) elevations of the building. Ms. Loar agreed to eliminate the signage on the west and south elevations of the Target store.

Chair Rembert moved to approve the application of Kimley-Horn and Associates for a variance to the area of signage at the Target Store at 335 Washington Road, Washington, PA 15301 with the provision that there will be no additional signage on the west and south elevations of the building based on the representations of the applicant and the applicant must comply with all ordinances of the Township. Mr. Sullivan seconded the motion and was approved on a unanimous voice vote.

ADJOURNMENT

Mr. Sullivan moved to adjourn the meeting at 8:00 P.M. Mr. Rembert seconded the motion. The motion passed on a unanimous voice vote.

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Submitted by,

Ellen G. Wallo
Recording Secretary