

SOUTH STRABANE TOWNSHIP
ZONING HEARING BOARD MEETING MINUTES
APPROVED
NOVEMBER 27, 2017

On Monday, November 27, 2017 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, Don Lambert and Art Sullivan were present. Also present were Pat Smider, Solicitor and Ellen Wallo, Recording Secretary.

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

PUBLIC COMMENTS

There were no public comments.

A Public Hearing to consider the application of Signstat/Giant Eagle for a variance to Section 245-191.C(1)(d) of the Zoning Ordinance to exceed the allowable square footage as per code and variance approved 9-26-07 for 543.02 sq. ft. at 331 Washington Road, Zoning District C-2.

Bill Miller of Signstat was in attendance at the meeting. He explained that Giant Eagle will now be selling beer and wine at their store at 331 Washington Road, Washington, PA 15301 and is now seeking a variance to the sign ordinance so that Giant Eagle may install a 21 Sq. Ft. Beer & Wine letterset on the storefront elevation.

This store is facing away from both I-70 and US-19. The signage would be visible to local traffic only. There will be no Beer & Wine signage on the main pylon.

Mr. Miller stated that there was an error in Signstat's breakdown of existing signage on the front of the Giant Eagle Building. The Open 24 Hours sign was listed as 40.83 sq. ft.; and it is actually 29.0 sq. ft. This changes the total square feet of signage on the front of the building from 539.17 Sq. Ft. to 527.34 Sq. Ft.

Mr. Rembert moved to approve the application of Signstat/Giant Eagle for a variance to Section 245-191.C(1)(d) of the Zoning Ordinance not to exceed 21 square feet at 331 Washington Road, Washington, PA 15301, Zoning District C-2. The motion was seconded by Mr. Sullivan and approved on a unanimous voice vote.

MINUTES

Mr. Sullivan moved to approve the minutes of the October 16, 2017 Zoning Hearing Board Meeting with a correction to the Staff Update regarding time granted to Mr. Price for an extension to build a home on Floral Hill Drive from six months to sixty days. The motion was seconded by Mr. Lambert and passed on a unanimous voice vote.

ADJOURNMENT

Mr. Rembert moved to adjourn the meeting at 7:25 P.M. Mr. Lambert seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary

November 27, 2017