

SOUTH STRABANE TOWNSHIP
ZONING HEARING BOARD
March 7, 2017

On Tuesday, March 7, 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, Art Sullivan and James Stewart were present. Also present were Pat Smider, Solicitor; Brandon Stanick, Township Manager; James Barnes, Assistant Zoning Officer and Ellen Wallo, Recording Secretary. Don Lambert was absent.

Chairman Rembert then swore in those who wish to speak at this meeting.

PUBLIC COMMENTS

None.

MINUTES

Mr. Sullivan moved to approve the minutes of the December 5, 2016 Zoning Hearing Board Meeting. The motion as seconded by Mr. Stewart. The motion passed on unanimous voice vote.

REORGANIZATION

Mr. Sullivan moved to appoint Mr. Rembert as Chairman for 2017. Mr. Stewart seconded the motion. The motion passed as a unanimous voice vote.
Mr. Sullivan moved to appoint Mr. Stewart as Vice-Chairman for 2017. Mr. Rembert seconded the motion. The motion passed as a unanimous voice vote.
Mr. Rembert moved to appoint Mr. Sullivan as Secretary for 2017. Mr. Stewart seconded the motion. The motion passed as a unanimous voice vote.

PUBLIC HEARING

Consideration of an application of Walmart Store 1739/Jim Gallagher, 30 Trinity Point Drive, for a variance for the area limitation on signs, C-2 Zoning District.

Jim Gallagher of PB2 Architecture +Engineering was present representing Walmart Store 1739.

Mr. Gallagher stated that the Township Zoning Ordinance limits Walmart to 125 square feet and that this is inadequate for Walmart's purposes.

Walmart was originally granted a variance allowing 1200 square feet of signage, and over the years have reduced the size to its existing sign size. At this time Walmart is requesting a variance to allow 618.11 square feet, which is nearly half of the previous variance amount.

Mr. Gallagher also stated that there will be no signs in the rear of Walmart and that all signs are directional except for the Walmart Spark and pick-up signs.

Chair Rembert then asked for questions from the Board.

Mr. Sullivan asked about sign illumination. Mr. Gallagher answered the signs will be internally illuminated by LED so there will be no light spillage or spotlights at this site.

In answer to a question from the Board, Mr. Barnes stated that Walmart occupies 257,000 square feet of space.

Chair Rembert asked if any signs are going away. Mr. Gallagher answered none are going away, but are being replaced by new signs of the same size. There will also be two (2) new signs.

Chair Rembert then asked for questions or comments from the audience.

John Richman of 795 East Beau Street asked about the pop-up signs. Mr. Gallagher reported that they will only be on the pick-up canopy and one wall and that the lighting remains the same.

After further discussion, Mr. Stewart moved to recommend a variance for Walmart Store 1739/Jim Gallagher, 30 Trinity Point Drive, to allow for 618.11 square feet for wall signs as proposed. Mr. Sullivan seconded the motion. The motion carried by unanimous voice vote.

PUBLIC HEARING

Consideration of an application of Aldi, Inc. c/o Christina Morascyzk, 18 Trinity Point Drive, for variance to install a total of four (4) signs, for a total sign area of 226.0 square feet, C-2 Zoning District.

Christina Morascyzk, ALDI, Inc., Director of Real Estate, was present.

Ms. Morascyzk stated Aldi, Inc. is in the process of a 3,000 square foot expansion and interior renovation. This will entail expanding the East Beau Street façade by 19 feet, as well as a reconfiguration of the entrance drive.

The Aldi sign will remain on the Beau Street side of the store. They wish to add “Food Market” sign to this side and a “Food Market” sign to the side facing Trinity Point Drive.

Chair Rembert asked for questions from the Board.

In response to a question from Mr. Sullivan, Ms. Morascyzk stated that the corner façade will be raised eight feet. The remaining part of the building will remain at its current height.

In response to a question from Chair Rembert, Ms. Morascyzk stated the additional lineal width of the façade facing Trinity Point Drive will be 119 square feet; the façade facing East Beau Street will be approximately 155 square feet, for a total of 174 square feet.

Ms. Morascyzk also stated that all signage will be internally illuminated, with LED; there will be no spotlights and no spillage of lights. The pole sign will move with the reconfigured driveway 20 feet toward East Beau Street.

Chair Rembert then asked for comments or questions from the audience.

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Mr. Richman (resident on East Beau Street) asked to see the drawings for this project and was presented with copies.

Mr. Sullivan moved to recommend approval for Aldi, Inc./Christine Morascyzk, 18 Trinity Point Drive, for a variance to install a total of four (4) signs, with a total sign area of 226 square feet. Mr. Stewart seconded the motion. The motion carried by unanimous voice vote.

PUBLIC HEARING

Consideration of the application of John W. Lieberman for a variance for distance between an existing building and a new accessory structure from 20 feet to 5 feet at 18 Country Club Road.

John Lieberman, business owner of Elite Kitchen and Baths was present and explained he is storing materials for his business at 18 Country Club Road. He would like to add another storage building behind this one. He is asking for a variance from 20 feet to 5 feet so as not to have to excavate the rear hillside behind the new building and to have easier transfer of materials between the buildings on this property. He also stated this configuration will allow provisions behind the new building for secure/concealed parking and the location of a dumpster.

In answer to a question from the Board, Mr. Lieberman stated that the height of the new building will be 14 feet to the eaves.

After further discussion, Mr. Sullivan moved to recommend a variance for distance between an existing principle building and a proposed accessory structure from 20 feet to 5 feet at 18 Country Club Road. Mr. Stewart seconded the motion. The motion carried by unanimous voice vote.

ADJOURNMENT

Mr. Sullivan moved to adjourn at 8:05 P.M. Mr. Stewart seconded the motion. The motion carried by unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary

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