

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

JULY 25, 2022

APPROVED MEETING MINUTES

On Monday, July 25, 2022 at 6:00 p.m., after due advertisement according to law, a Public Meeting of the South Strabane Township Zoning Hearing Board (“ZHB”) was held at the Municipal Building (550 Washington Road, Washington, PA 15301) and the following were present:

Art Sullivan, Chairperson
James Stewart, Vice-Chairperson

Not Present
Michele Tysiak

Also Present
Brandon Stanick, Township Manager
Paris Szalla, Administrative Intern
Michael Cruny, ZHB Solicitor (via Zoom)

1. PLEDGE OF ALLEGIANCE

Chair Sullivan lead the Pledge of Allegiance.

2. MOTION APPROVING AN APPLICATION BY FOX JR. DEVELOPMENT, INC. REQUESTING A USE BY SPECIAL EXCEPTION FOR THE PROPERTY LOCATED AT 1075 E. BEAU STREET IN THE R-1 RESIDENTIAL ZONING DISTRICT TO CHANGE THE USE FROM DELICATESSEN TO CARRY-OUT RESTAURANT

Chair Sullivan asked if there was representation from the Applicant. No one was in attendance representing the Applicant. Chair Sullivan stated he wants to hear from the Applicant and that this is their third month not being fully responsive to the requests of the ZHB.

In response to a question from Chair Sullivan, Mr. Stanick advised no comments were received from the Applicant regarding the motion to approve although the motion was provide for the Applicant’s feedback.

Chair Sullivan moved to approve the application by Fox Jr. Development, Inc. requesting a Use by Special Exception for the property located at 1075 E. Beau Street in the R-1 Residential Zoning District to change the use from delicatessen to carry-out restaurant. Mr. Stewart seconded the motion. The motion was denied on a unanimous voice vote.

3. PUBLIC COMMENT TIME

The ZHB allocates a period of time during this item for those individuals who would like the opportunity to address the ZHB on any matter. Each person addressing the ZHB is asked to limit their comments to a maximum of three (3) minutes.

There were no comments from the Public.

4. ADJOURNMENT

As there was no further business to come before the ZHB, Chair Sullivan moved to adjourn. Mr. Stewart seconded the motion and the meeting adjourned at 6:08 p.m.

Respectfully Submitted,

Brandon J. Stanick
Township Manager / Zoning Officer