

SEPTEMBER 16, 2015

The Zoning Hearing Board of Butler Township met on Wednesday, September 16, 2015 at 6:30 p.m. at the Butler Township Municipal Building, 290 South Duffy Road, Butler, PA 16001.

The following Members were present: Chair Greg Haughey, Vice-Chair Hearther Starcher and Member Tom Holman.

Also present were Secretary Theresa Giesler, Zoning Officer Jesse Hines, Solicitor Gwil Price, and Court Reporter Kelly Ferrari.

Chair Haughey called the meeting to order at 6:30 p.m.

Chair Haughey opened the first hearing at 6:31 p.m.

Secretary Giesler read **Appeal #15-03** received July 23, 2015. The applicant is property owner Joyce Herp. She is asking for a variance from Butler Township's Codified Ordinance, Chapter 300-22.B. Table of Bulk, Dimensional and General Requirements. The property is located at 101 E. Rockenstein Avenue.

Chair Haughey swore in all who wished to testify.

Applicant Joyce Herp and Jeffrey Richard both of 101 E. Rockenstein Avenue were in attendance to represent the appeal. Applicant Joyce Herp explained that they are replacing an existing porch with a bigger porch and it extends further into the front yard setback.

Applicant Herp submitted pictures, which were entered into the record as Exhibit Applicant 1.

Mr. Bruce Master of 1303 S. Main Street, Butler was in attendance. He explained that there are no visual issues with the porch and it is a nice improvement to the property.

Mr. Ron Moore of 103 W. Rockenstein Avenue, Butler was in attendance to show support for the applicant.

The Zoning Hearing Board went off record at 6:46 p.m.

The Zoning Hearing Board was back on record at 6:47.

Motion by Vice-Chair Starcher to grant the variance to construct a replacement porch having the approximate dimensions of 8' x 11' as detailed on the application, seconded by Member Holman and carried unanimously.

Chairman Haughey informed all present that anyone aggrieved by the decision of the Zoning Hearing Board may appeal to the Court of Common Pleas within thirty days of the written decision.

Chairman Haughey adjourned the first hearing at 6:48 p.m.

Chairman Haughey opened the second hearing at 6:50 p.m.

Secretary Giesler read **Appeal #15-04** received July 23, 2015. The applicant is Imageone Industries and the property owner is UG Butler PA LLC. They are asking for a variance from Butler Township's Codified Ordinance, Chapter 300-27.G.(1) for an additional wall sign. The property is located at 360 New Castle Road.

Chairman Haughey swore in all who wished to testify.

Mr. Tom Gianni with Imageone Industries, 677 Dunksferry Road, Bensalem, PA 19020 was in attendance to represent the appeal. He explained that there are three sight lines for motorists and the building sits back. He feels that without the third wall sign the building would look like a warehouse.

Discussion was held regarding the size of the proposed sign and the maximum sq. ft. permitted for each wall sign.

The Zoning Hearing Board went off record at 7:06 p.m.

The Zoning Hearing Board went back on record at 7:08.

Motion by Member Holman to grant a variance to construct wall signs on three elevations of the proposed commercial building as shown on the application, seconded by Vice-Chair Starcher and carried unanimously.

Chairman Haughey informed all present that anyone aggrieved by the decision of the Zoning Hearing Board may appeal to the Court of Common Pleas within thirty days of the written decision.

Chairman Haughey adjourned the second hearing at 7:09 p.m.

Theresa Giesler