

MAY 11, 2016

The Zoning Hearing Board of Butler Township met on Wednesday, May 11, 2016 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 Tom Holman, and Heather Starcher.

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 6:32 p.m.

Secretary Giesler read **Appeal #16-06** received March 22, 2016. The applicant is Michael Wright and the property owner is the Butler Area School District. He is asking for a special exception for the conversion of an abandoned school and a special exception for the reduction in the minimum required parking spaces. The property is located at 135 Sparks Avenue, Butler, PA (Map & Parcel 25-7).

Chair Haughey swore in all who wished to testify.

The application, Michael Wright was in attendance to represent the appeal.

Mr. Wright explained that he would like to move his testing facility to 135 Sparks Avenue. He also explained that he sells protective equipment, but the sales are not conducted by a retail operation having customers come to the premises, rather items are ordered and shipped from the premises. Mr. Wright also explained that he will occasionally have individuals come to the premises to attend training sessions.

Discussion was held regarding parking. Mr. Wright explained that there are currently 63 paved spaces. He also stated that the majority of the building would be used for warehouse.

Discussion was held concerning noise. Mr. Wright had a sound study performed and the noise did not leave the room.

Discussion was held in reference to lighting. There are no additional lights proposed.

Solicitor Price questioned the buffer. Zoning Officer Hines stated that there is already a buffer in place and would need to be maintained.

Ms. Trena Payung Henthorn of 4123 Karla Drive was in attendance and questioned the possibility of subdividing the property. Zoning Officer Hines explained that if you subdivide a property the new lot would have to abut a public adopted street and he believes it would abut a paper alley. Solicitor Price explained that the paper alley would not be publically opened, but people who own property in the plan and adjacent to the plan can use the alley.

Mr. Bob Cordray, President of Fire District #3, residing at 172 Ambler Drive was in attendance to discuss water runoff. Mr. Wright explained that he would work with Fire District #3 if there were any water runoff issues.

The applicant submitted five photographs, which were entered into the record as Applicant Exhibit A.

The Zoning Hearing Board went off record at 7:05 p.m.

The Zoning Hearing Board was back on record at 7:16 p.m.

Motion by Vice-Chair Holman to grant the special exception for the conversion of the abandoned school (Meridian Elementary School) to use for his business that tests and sells electrical protective equipment that protects workers from electrical shock and blast, seconded by Starcher and carried unanimously.

Motion by Vice-Chair Holman to grant the special exception to the parking requirements, conditional upon the size of the operation not exceeding 60 employees, trainees, or visitors, seconded by Starcher and carried unanimously.

Chair 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.

Chair Haughey adjourned the first hearing at 7:18 p.m.

Chair Haughey opened the second hearing at 7:25 p.m.

Secretary Giesler read **Appeal #16-07** received April 11, 2016. The applicants are the property owners Clint & Erica Walker. They are asking for a variance from the front yard setback requirements. The property is located at 118 Seneca Drive, Butler, PA (Map & Parcel 4-B62).

Chair Haughey swore in all who wished to testify.

The applicant, Clint Walker, was in attendance to represent the appeal. He explained that he would like to add a front porch with a ramp for his disabled father. It was noted that the proposed porch will not be enclosed or converted into habitable living space.

Mr. Thomas Snyder of 121 Seneca Drive was in attendance and explained that other houses in the neighborhood have front porches that are closer than what is permitted by ordinance.

The Zoning Hearing Board went off record at 7:34 p.m.

The Zoning Hearing Board went back on record at 7:37 p.m.

Motion by Vice-Chair Holman to grant a 20' variance from the front yard setback requirements to construct a 16' x 10' porch and ramp, seconded by Starcher and carried unanimously.

Chair 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.

Chair Haughey adjourned the second hearing at 7:39 p.m.

Theresa Gesler