

JANUARY 11, 2017

The Zoning Hearing Board of Butler Township met on Wednesday, January 11, 2017 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.

Motion by Vice-Chair Holman to appoint Greg Haughey as Chair, seconded by Starcher and carried unanimously.

Motion by Vice-Chair Holman to appoint Heather Starcher as Vice-Chair, seconded by Chair Haughey and carried unanimously.

Motion by Holman to reappoint Theresa Giesler as Secretary at the current rate of compensation, seconded by Vice-Chair Starcher and carried unanimously.

Motion by Holman to reappoint Gwil Price as Solicitor at the current rate of compensation, seconded by Vice-Chair Starcher and carried unanimously.

Motion by Holman to permit any Member to act as hearing officer, seconded by Vice-Chair Starcher and carried unanimously.

Chair Haughey opened the first hearing at 6:35 p.m.

Secretary Giesler read **Appeal #17-01** received November 17, 2016. The applicant is the property owner Frank Maihle. He is asking for a special exception for a private garage larger than 1,200 square feet and variances from Butler Township's Zoning Ordinance, **Chapter 300-22.C.(7)(a) and Chapter 300-22.C.(7)(e)** in regards to the maximum height and square footage for an accessory structure. The property is located at 551 Meridian Road, Renfrew, PA (Map & Parcel 41-48B).

Chair Haughey swore in all who wished to testify.

The applicant/property owner, Frank Maihle, was in attendance to represent the appeal. He explained that he would like to construct a 1,680 square foot pole building having a height of 15' 3" for his personal use. There will not be a second floor.

Mr. Andy Yaracs of 552 Meridian Road was in attendance to express his concern over where the pole building will be located.

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

The Zoning Hearing Board was back on record at 6:49 p.m.

Motion by Vice-Chair Starcher to grant the special exception to construct a 1,680 square foot garage and grant the variance to allow the garage to exceed the height limitations by three inches contingent upon construction being completed by January 30, 2018, seconded by Holman 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 6:50 p.m.

Chair Haughey opened the second hearing at 6:53 p.m.

Secretary Giesler read **Appeal #17-02** received December 9, 2016. The applicant is ADART for maurices. The property owner is Butler Retail Associates. They are asking for an appeal from Municipal Action, for Interpretation, and for a Variance from Butler Township's Zoning Ordinance, **Chapter 300-27. Signs**. The property is located at 310 Butler Commons, Butler, PA (Map & Parcel 11-2C).

Chair Haughey swore in all who wished to testify.

Mr. Corey Perez with ADART was in attendance to represent the appeal. Mr. Perez explained that they believe that the bar running under the maurices' sign is an architectural element for lighting and should not be considered as part of the sign.

Mr. Jay Lang of 157 Cemetery Lane, Pittsburgh, PA was in attendance to answer questions. He will be the one installing the sign.

Discussion was held regarding the purpose of the light bar under the sign, if it were able to stay on the building, and if the panels in the light box were removable and could be changed to other colors.

The Zoning Hearing Board went off record at 7:08 p.m.

The Zoning Hearing Board went back on record at 7:17 p.m.

Motion by Holman to interpret that the light box below the maurices' sign is not part of the sign and is an architectural element of the front of the building, seconded by Vice-Chair 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 7:19 p.m.


Theresa Giesler