

FEBRUARY 21, 2018

The Zoning Hearing Board of Butler Township met on Wednesday, February 21, 2018 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 Heather Starcher, and 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.

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

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

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

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

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

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

Secretary Giesler read **Appeal #18-01** received January 4, 2018. The applicant is Fairfield Southpointe, LP. The property owner is Nextier Bank. They are asking for a Special Exception for a Comparable Use Not Specifically Listed. The property is located at 112 Hillvue Drive, Butler, PA (Map & Parcel 39-27).

Chair Haughey swore in all who wished to testify.

Mr. Robert Brown, Jr. with Sherrard, German & Kelly, P.C. and Mr. Nicholas Brenlove and Mr. Eli Brenlove with Fairfield Southpointe, L.P were in attendance to represent the appeal. Mr. Brown, Jr. gave an overview of the appeal. They are asking for permission to operate a climate controlled self-storage and outdoor storage business. They are proposing very little change to the building, such as adding a wall and a door. On the outside, they are proposing to add a gate, 7' chain link fence, aluminum fence, landscaping, and a loading area.

Mr. Joe Boben of 207 Mechling Drive was in attendance and questioned the number of units, lighting, fencing, and traffic.

Mr. Bill Gall of 209 Mechling Drive was in attendance and questioned what would be stored on the property.

Mrs. Anne Boben of 207 Mechling Drive was in attendance with traffic concerns.

Zoning Officer Hines went over the standards and criteria for uses by special exception for mini warehouses and self-storage facilities. Discussion was held regarding parking, fencing, outside storage, signs, screening, pods, hours of operation, and setbacks.

The Zoning Hearing Board went off record at 7:28 p.m.

The Zoning Hearing Board was back on record at 7:53 p.m.

There was further discussion on screening, hours of operation, signage and lighting.

The Zoning Hearing Board went off record at 8:05 p.m.

The Zoning Hearing Board was back on record at 8:07 p.m.

Motion by Vice-Chair Holman to grant the special exception to operate a climate controlled self-storage and outdoor storage business with the following conditions:

1. The approval is for the existing buildings and paved areas with the addition of up to 14 new storage units to be constructed in the general location indicated on the plan,
2. The additional storage units shall meet the building setbacks,
3. The additional storage units shall be compatible in color to the existing campus buildings and in harmony with the residential zone,
4. No business operations are allowed except those related to the conducting of the storage business,
5. No storage area shall be used for residential purposes,
6. Due to the nature of the operations, a seven foot security fence may be installed as shown on the plans,
7. The hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.
8. No outdoor portable storage units shall be permitted,
9. The developed portion of the property shall be screened with a fifteen foot wide planting of evergreen trees and the screening shall be maintained so as to provide an effective visual barrier when the vegetation reaches maturity,
10. No changes to the existing lighting are approved and any such changes must meet the standards of the Township and follow the appropriate approval process,
11. The first building to be reconstructed may have one wall sign of no more than 80 square feet. The entrance sign shall be located in the approximate location of the existing sign, not exceed fifty square feet and may be illuminated externally so long as the lighting is extinguished after business hours,
12. Paid storage of unlicensed or unregistered vehicles is contemplated by the nature of the business and is allowed as part of this use but abandoned vehicles violating the Township Ordinances shall be promptly removed

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 8:11 p.m.

Theresa Gustle