

The Zoning Hearing Board of Butler Township met on Tuesday, September 4, 2018 at 4:00 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 Andrea Boyle, and Court Reporter Kelly Ferrari.

Chair Haughey called the meeting to order at 4:00 p.m.

Chair Haughey opened the first hearing at 4:01 p.m.

Secretary Giesler read **Appeal #18-07** received July 10, 2018. The applicant is the owner of record Water Tower Land Development, LLC. They are asking for a special exception for vehicle accessories sales and installation. The property is located off Comfort Lane, Butler, PA (Map & Parcel 60-A14).

Chair Haughey explained that this hearing is a continuation from the August 29, 2018 hearing.

Chair Haughey swore in all who wished to testify.

Mr. Jonathan Garczewski with The Gateway Engineers, Inc. was in attendance to represent the appeal. Mr. Garczewski went over the standards and criteria for vehicle accessories sales and installation.

There was discussion regarding parking and buffering.

The applicant explained that there was minor changes made to the original drawing; therefore, he entered revised drawing number C100 into the record as Applicant Exhibit #1.

There was discussion regarding hours of operation, noise, and exterior lighting.

Zoning Officer Hines explained that the applicant has gone before the Butler Township Board of Commissioners for a Land Development and has received approval with conditions, one being Zoning Hearing Board approval.

Mr. David Bhanot with the Comfort Inn was in attendance and would like a shared agreement for the maintenance of Comfort Lane.

Mr. Ian Smith of 223 Pittsburgh Road was in attendance and is concerned with stormwater management.

The Zoning Hearing Board went off record at 4:25 p.m.

The Zoning Hearing board went on record at 4:36 p.m.

Motion by Starcher to approve the Special Exception to construct a vehicle accessories sales and installation building on said lot, contingent upon the building being completed by September 30, 2019, seconded by Vice Chair 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 4:37 p.m.

Chair Haughey opened the second hearing at 4:44 p.m.

Secretary Giesler read **Appeal #18-08** received July 16, 2018. The applicant is Goin' Postal and the owners are Liman and Mermine Ballanca. They are asking for an interpretation and variance from Butler Township's Zoning Ordinance, **§300-27.D.(10) Sign Location**. The property is located at 183 New Castle Road, Butler, PA (Map & Parcel 21-G2).

Chair Haughey explained that this hearing is a continuation from the August 29, 2018 hearing.

Chair Haughey swore in all who wished to testify.

Mr. George Shockey with Goin' Postal was in attendance to represent the appeal. He explained that they would like to share the Villa Grande sign.

The Township entered a drawing showing the sign into record as Township Exhibit #1.

There was discussion regarding the pole sign on Goin' Postal's parcel and whether or not it would remain.

The Zoning Hearing Board went off record at 5:05 p.m.

The Zoning Hearing Board went back on record at 5:10 p.m.

Motion by Vice Chair Holman to grant the sign variance contingent upon removal of the pole sign on Goin' Postal's parcel, motion died due to lack of second.

The Zoning Hearing Board went off record at 5:12 p.m.

The Zoning Hearing Board went back on record at 5:13 p.m.

Motion by Vice Chair Holman to interpret that the parcels are considered a shopping plaza for the purposes of signage surface area and placement and the applicant does not need a variance, but will need to remove the existing single-pole Goin' Postal sign, 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 5:17 p.m.,



Theresa Giesler