

The Zoning Hearing Board of Butler Township met on Wednesday, September 26, 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 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 Holman to appoint David A. Crissman as Solicitor at \$150.00 per hour effective January 1, 2019, seconded by Starcher and carried unanimously.

Chair Haughey opened the first hearing at 6:34 p.m.

Secretary Giesler read **Appeal #18-09** received August 15, 2018. The applicant is Sheetz, Inc. and the property owner is Ritenour Family. They are asking for a Special Exception for a fueling canopy and Variances from Butler Township's Codified Ordinance, Chapter 300-28.G. Glare and Chapter 300-27. Signs. The property is located at 499 Evans City Road, Butler, PA (Map & Parcel 17-9).

Chair Haughey swore in all who wished to testify.

Mr. Ryan Wotus with Goldberg, Kamin & Garvin LLP s and Mr. David Mastrostefano and Mr. Henry Fownes with Sheetz were in attendance to represent the appeal. Mr. Mastrostefano gave an overview of the plan. He explained that this a redevelopment of the existing Sheetz on this property.

Discussion was held regarding the signage, drive-thru, fueling canopy, concrete and asphalt parking, lighting, and zoning of both parcels.

Mrs. Joyce Keefer of 113 Lawrence Avenue was in attendance. She is concerned with the arborvitaes that keep dying, lighting, and noise.

Chair Haughey swore in Ms. Shirley Hurley of 154 Plateau Street. She is concerned with the traffic.

Chair Haughey swore in Mr. Mike Kondos of 105 Lawrence Avenue. He is concerned with the dying arborvitaes and traffic.

The Zoning Hearing Board went off record at 7:19 p.m.

The Zoning Hearing board went on record at 7:33 p.m.

Motion by Vice Chair Holman to grant the special exception to construct a canopy, grant a variance to construct the wall signs and on premise directional signs as shown on the application,

40 and grant the variance for the lighting plan, contingent upon construction being completed by January 1, 2020, 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 and meeting at 7:35 p.m.

Theresa Gesler