

FINDLAY TOWNSHIP ZONING HEARING BOARD

Regular Meeting Minutes

September 20, 2023

CALL TO ORDER

Mr. Tony Patterson, Chairman, called the September 20, 2023 Zoning Hearing Board (ZHB) Regular Meeting to order at 7:00 pm in the Main Conference Room at the Findlay Township Municipal Building, 1271 Route 30, Clinton, Pennsylvania.

ROLL CALL & DECLARATION OF QUORUM

MEMBERS PRESENT: Tony Patterson
Amy Kovac

OTHERS PRESENT: Brandon J. Stanick, Asst. Township Manager/Planning Administrator
Laura Savage, Planning/Zoning Secretary

APPROVAL OF MEETING MINUTES

The minutes from the July 19, 2023 Regular Meeting were tabled as Chair Patterson was not in attendance at that meeting.

Attendees intending to give testimony were administered the oath.

OLD CASES

None.

NEW CASES

Hearing No. 23-06: PIT Land, LLC is requesting a Sign Variance from Sections 117.315.5.1.3 and 117.315.5.1.3.5 of the Zoning Ordinance to construct a second pole sign, 128 sq. ft. in size, at 651 Moon-Clinton Road, within the Mixed Use (MXU) Zoning District. Property owners within 200' were notified of the hearing and a notice was published in the August 23, 2023 and September 7, 2023 editions of the Pittsburgh Post-Gazette.

Mr. Rob Chavez from PIT Land, LLC was present representing the variance request for the Fast Park & Relax parking site. He stated they are a third generation business for parking and transportation services. This is their 17th facility and approximately 40 people will be employed at the facility. He described the operation of the site noting customers will be picked up at their vehicles and transported to the airport with the same procedure when picking customers up from the airport upon their arrival. Mr. Chavez noted the site is a large 26-acre parcel and the variance will allow for a second pole sign and to allow a size of 128 square feet. He stated the request is warranted because of the size of the lot and the topography of the property; the needs of 1 acre vs. 26 acres are very different. The reason for the second pole sign is that it would be easy to miss the turn at Flaugherty Run and Moon-Clinton Roads, which would cause vehicles to perform u-turns or back up on a busy road. He noted the proposed size matches the size of other signs in the neighborhood. The existing sign is not useful for

their business, but would like to maintain a sign at that location. The entrance is over 900 feet from the intersection and it's a reasonable request.

Mr. Frank Twehues, from CT Consultants, representing PIT Land, LLC, stated that a traffic study was performed and an entrance off Flaugherty Run Road was denied by PennDOT. This is the reason for the proposing the second pole sign closer to the intersection so customers are aware they will need to access the site via Moon-Clinton Rd.

Mr. Craig Brown, from Charlie Brown Parking, expressed his concern the proposed sign is a safety issue as it could be a distraction at an already busy intersection; the intersection will become more congested overtime given the new apartments being built.

The ZHB entered into Executive Session at 7:14 p.m.

The ZHB reconvened the Regular Meeting at 7:25 p.m.

Chair Patterson stated that he is recusing himself from the hearing as he had previously represented Mr. Brown personally, as well as represented Charlie Brown Parking.

Chair Patterson stated Ms. Kovac could act as the hearing officer and render a decision on the request for variance. Chair Patterson provided the options of tabling the meeting in anticipation of having more members present next month or accepting a decision from Ms. Kovac serving in the capacity of hearing officer.

Mr. Chavez requested the ZHB table the matter to the next meeting.

Hearing No. 23-06: At the request of Mr. Chavez, Chair Patterson moved to table the request from PIT Land, LLC for a Sign Variance from Sections 117.315.5.1.3 and 117.315.5.1.3.5 of the Zoning Ordinance to construct a second pole sign, 128 sq. ft. in size, at 651 Moon-Clinton Road, until the October 18, 2023 meeting.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the ZHB, Chair Patterson moved to adjourn the meeting. The motion was seconded by Ms. Kovac. The meeting adjourned at 7:45 p.m.

Respectfully submitted,



Laura Savage
Planning/Zoning Secretary