

January 18, 2016

FINDLAY TOWNSHIP ZONING HEARING BOARD
REGULAR MEETING MINUTES

CALL TO ORDER

Mr. Cunningham, Vice-Chairman, called the meeting to order in the Main Conference Room at the Findlay Township Municipal Building, 1271 Route 30, Clinton, PA.

ROLL CALL & DECLARATION OF QUORUM

MEMBERS PRESENT: Pat Cunningham, Vice-Chairman

OTHERS PRESENT: Cynde Harris, Zoning Secretary

MINUTE APPROVAL

With the lack of a quorum, the minutes from the November 16, 2015 Regular meeting were not reviewed.

OLD CASES:

None.

NEW CASES:

Hearing No. 16-01: Walgreens/Accel Sign Group is requesting a Sign Variance from Section 117.315.3.7.2. of the Zoning Ordinance to install three directional signs larger than the maximum four square feet at 130 Enterprise Drive, Pittsburgh, in the Business Park (BPK) Zoning District.

Ms. Harris read from Mr. Caruso's December 18, 2015 review letter, noting the applicant has requested to install three directional signs that exceed the required square footage and height permitted.

Scott Caplan from Clayco (the developer), Bill Whitehead from Accel Sign Group and Brian Martinson from Walgreens presented the application. Mr. Caplan indicated that they would be acceptable to Mr. Cunningham serving as the Hearing Officer in lieu of waiting for a quorum of the Board.

Mr. Whitehead explained that this signage is considered life safety signage, the property is located on a cul-de-sac, there are no residences in the area and the street is not a thru street. Mr. Whitehead presented documentation showing the required size of the signs and how difficult it would be to read those signs (site distance) from a vehicle traveling 25 mph or even standing still. Mr. Whitehead also presented three photographs of the proposed locations of the signs. These four documents were entered as Exhibit "A-D". Mr. Martinson and Mr. Caplan both indicated the signs were necessary for the safety of Walgreens visitors, employees and truck traffic in order to have them enter/exit the appropriate locations.

With there being no other comments, Mr. Cunningham approved the Sign Variance request as presented due to safety issues, the location of the property and the size of the lettering needed to be safely visible from the road. Two directional signs will be 13.2 square feet in size and three foot, ten inches (3' 10") in height; and one directional sign, which includes the Walgreens logo) will be 19.8 square feet in size and five foot (5') in height.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business, Mr. Cunningham made a Motion to adjourn the meeting. The meeting was adjourned at 7:16 p.m.

Submitted by:
Cynde Harris
Secretary

Adopted: March 21, 2016