

March 21, 2016

**FINDLAY TOWNSHIP ZONING HEARING BOARD
REGULAR MEETING MINUTES**

CALL TO ORDER

Mr. Patterson, 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: Tony Patterson, Chairman
Mary Hendrix

OTHERS PRESENT: Cynde Harris, Zoning Secretary

MINUTE APPROVAL

The Board reviewed the minutes from the November 16, 2015 Regular meeting and the January 18, 2016 Regular meeting. After review, Mr. Patterson made a Motion to approve both sets of minutes as presented. Seconded by Mrs. Hendrix. All ayes. Motion carried.

OLD CASES:

None.

NEW CASES:

Hearing No. 16-02: West Ridge Christian Community Church is requesting a Sign Variance from Section 117.315.3.3. of the Zoning Ordinance to install four (4) 50 square foot Temporary Development Signs at 30 McClaren Road, Coraopolis, within the Mixed Use (MXU) Zoning District.

Ms. Harris read from Mr. Caruso's February 9, 2016 review letter regarding the proposed signs. Ms. Harris indicated that the Township would not be opposed to one professionally made smaller sign installed in the proposed location.

Shelly Bennett, representing West Ridge Christian Community Church, indicated that the signs have been proposed to let the community know that they are putting a park in that location and to describe the elements of the park. Ms. Bennett noted that they signs were anticipated to be up for six month to a year. Ms. Bennett presented colored renderings of the four proposed signs for the Board to review.

The Board expressed some concern for the size and number of signs and considered how four large signs would impact the landscape of the Montour Trail.

After consideration, Mr. Patterson made a Motion to approve one 50 square foot professionally made sign to be located in the proposed location for no longer than a one year period of time. Seconded by Mrs. Hendrix. Motion carried.

Hearing No. 16-03: Kolano Design, representing 100 Industry Drive LP, is requesting a Sign Variance from Section 117.315.5.1.2.5. of the Zoning Ordinance to install a ground sign less than 25 feet from the right-of-way at 400 Industry Drive, Pittsburgh, within the Business Park (BPK) Zoning District.

Ms. Harris read from Mr. Caruso's March 1, 2016 review letter for 100 Industry Drive LP's request to install a ground sign at 400 Industry Drive. Ms. Harris noted that the setback proposed for the sign is outside of the Right-of-Way for Industry Drive and is consistent with some other building identification ground signs in the R.I.D.C. Park.

John Withrow from Kolano Designs presented the application along with colored renderings of the proposed sign. Mr. Withrow noted that the proposed signage is within the requirements for the square footage for ground signs and the proposed location is the only place the sign can be placed without impeding sight distance for the driveway.

Ms. Harris questioned if Mr. Withrow could recommend to the applicant that the construction trailer be removed from the property now that tenants are in the building. Mr. Withrow indicated that he will mention removing the construction trailer.

After review, Mr. Patterson made a Motion to approve the proposed ground sign as presented for size and location. Seconded by Mrs. Hendrix. Motion carried.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business, Mr. Patterson made a Motion to adjourn the meeting. The meeting was adjourned at 7:21 p.m.

Submitted by:
Cynde Harris
Secretary

Adopted: November 21, 2016