

October 17, 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: Mary Hendrix

OTHERS PRESENT: Cynde Harris, Zoning Secretary

MINUTE APPROVAL

With a lack of quorum, no minutes were reviewed or approved.

OLD CASES:

None.

NEW CASES:

Hearing No. 16-06: McClaren LP, Elmhurst Group is requesting a Sign Variance from Section 117.315.5.1.2.5. of the Zoning Ordinance to install a ground sign less than the required 25 foot setback. The property is located at 4000 McClaren Woods Drive, Coraopolis, within the Mixed Use (MXU) Zoning District.

Ms. Harris read from Mr. Caruso's September 23, 2016 review letter, noting the applicant is requesting to locate the ground sign just outside the 25 foot right-of-way.

Brian Miller from Elmhurst Group accepted Ms. Hendrix as Hearing Officer and requested she make a decision on the application. Mr. Miller explained that placing the ground sign in the location that is required by the Ordinance would make it difficult to see from the road. In addition, there is a gas meter located where a high pressure gas line goes through the property and a temporary transformer. Mr. Miller noted that the transformer is being utilized by the construction trailer and will be removed, however, the proposed ground sign location will hide the existing gas meter. Mr. Miller indicated that the sign will be of the same construction and appearance as the other signs in McClaren Woods.

After review, and hearing no comments, Mrs. Hendrix made a Motion to approve the Sign Variance for the location of the Ground Sign as requested.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business, Mrs. Hendrix made a Motion to adjourn the meeting. The meeting was adjourned at 7:06 p.m.

Submitted by:
Cynde Harris
Secretary

Adopted: November 21, 2016