

FINDLAY TOWNSHIP ZONING HEARING BOARD

Regular Meeting Minutes

February 19, 2025

CALL TO ORDER

Ms. Amy Kovac, Vice-Chairperson, called the February 19, 2025 Zoning Hearing Board (ZHB) Regular Meeting to order at 7:05 pm in the Clinton Meeting Room at the Findlay Township Municipal Building, 1271 Route 30, Clinton, Pennsylvania.

ROLL CALL & DECLARATION OF QUORUM

MEMBERS PRESENT: Amy Kovac, Vice Chairperson
Patrick Cunningham, Member
Celeste Rosen, Alternate

MEMBERS ABSENT: Tony Patterson, Chairman

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

APPROVAL OF MEETING MINUTES

The minutes from the December 18, 2024 regular meeting were tabled as the two members that were at the December 18, 2024 meeting were not present.

SWEARING IN OF THOSE ABOUT TO GIVE TESTIMONY

Andrew Hutchinson and Susan Kriznik were administered the oath.

OLD CASES:

None

NEW CASES:

- **Public Comment on Cases Currently Under Consideration**
There were no comments from the public.
- **Hearing No. 25-01:** A zoning application from Frank & Margie Kriznik requesting a variance from Section 117.804.7 of the Zoning Code, and any other relief as required, to encroach into the required rear yard by 3.5 feet for the construction and maintenance of a roof over an existing concrete patio at 105 Elm Street, Imperial, PA 15126 in the Village Zoning District.

Mr. Cunningham moved to enter into the record the following Exhibits:

1. Staff Memo
2. Application
3. Site Plan/Grading Plan (2 pages)

4. Building Plans

The motion was seconded by Ms. Rosen. The motion passed on a unanimous voice vote.

Ms. Savage informed the Board that property owners within 200 feet were notified and the meeting was published in the Post Gazette on January 30 and February 6, 2025.

Susan Kriznik, of 365 Birch Street, represented her in-laws Frank and Margie Kriznik as they couldn't attend due to illness. They would like to construct a roof over an existing 15'X 30" cement patio to help keep the pine needles from covering the patio. The concern is they may slip and fall on the needles and it keeps them from enjoying the patio. A retractable roof was considered but were informed that the needles would burn up the motor. The roof will have gutters hooked to the storm water system to not cause drainage issues with adjoining properties.

Assistant Manager Stanick, from his February 14, 2025 revised review letter, stated that the applicant is requesting a variance from Section 117.804.7.4 to construct a roof over an existing patio that encroaches into the required rear yard setback by 3.5 feet.

There were no public comments in opposition to the requested variance.

Following discussion, Mr. Cunningham moved to approve the request from Frank & Margie Kriznik for a variance from Section 117.804.7 of the Zoning Code to encroach into the required rear yard by 3.5 feet for the construction and maintenance of a roof over an existing concrete patio at 105 Elm Street, Imperial, PA 15126. The motion was seconded by Vice Chair Kovac. The motion passed on a unanimous voice vote.

- **Hearing 25-02:** A zoning application from Victoria Ridge Development LLC requesting a variance from Section 117.315.5.3.1 of the Zoning Code, and any other relief as required, for the installation of a development sign along Flaugherty Run, a road not classified as a collector or arterial road and Section 117.351.5.3.2 to allow a development sign to exceed the maximum height of 6 feet with a height of 6.83 feet, at 103 Victoria Drive, Coraopolis, PA 15108 in the Mixed Use Zoning District.

Assistant Manager Stanick advised the Board that variances are needed as the Zoning Ordinance does not all roads in the Township. From his February 14, 2025 revised review letter, Mr. Stanick stated the applicant is requesting variances from: Section 117.315.5.3.1 to allow a development sign for a development that has in excess of 600 ft. of frontage on a road not classified as an Arterial or Collector road (Flaugherty Run Rd.) and consists of more than 10 acres; and Section 117.351.5.3.2 to allow a development sign to exceed the maximum height regulations of six (6) ft. with a height of 6.83 ft.

Ms. Savage informed the Board that property owners within 200 feet were notified and the meeting was published in the Post Gazette on January 30 and February 6, 2025.

The following were entered into the record as Exhibits

1. Staff Memo
2. Application
3. Sign Rendering
4. Parcel Map
5. Development Plan of Lots
6. Clear Site Triangle Diagram
7. Material List

Andrew Hutchinson, representing Victoria Ridge, informed the Board that they are not proposing the development sign to be greater than 6 feet. He stated this will be a standard entry monument sign labeling the community with two spotlights, similar to the Whispering Woods sign, further down Flaugherty Run Road.

There were no public comments in opposition to the requested variance.

Following discussion, Mr. Cunningham moved to approve the request from Victoria Ridge Development, LLC for a variance from Section 117.315.5.3.1 of the Zoning Code for the installation of a development sign along Flaugherty Run, a road not classified as a collector or arterial, at 103 Victoria Drive, Coraopolis, PA 15108. The motion was seconded by Ms. Rosen. The motion passed on a unanimous voice vote.

ADJOURNMENT

With no further business to come before the ZHB, Vice-Chair Kovac moved to adjourn the meeting. The motion was seconded by Ms. Rosen. The motion passed on a unanimous voice vote and the meeting adjourned at 8:35 p.m.

Respectfully,



Planning/Zoning Secretary