

**MINUTES – ZONING HEARING BOARD  
JANUARY 28, 2016**

**CALL TO ORDER**

Chairman Halleran called the meeting to order at 7:30 p.m. with the following members in attendance: Mr. Edwards and Mr. Quatchak. Solicitor Alan Shuckrow, Councilman Walkauskas, Land Use Administrator, Bruce Betty and Mrs. Lopus, Secretary, were also present.

All who wished to give testimony at this meeting were sworn in by Mr. Halleran.

**APPEAL #1842  
SSB BANK  
8700 PERRY HIGHWAY**

Land Use Administrator Betty reported that the applicant is J. Daniel Moon IV for SSB Bank. The property is located at 8700 Perry Highway and is zoned RC (Residential/Commercial) and contains an insurance agency. The proposal is to reduce the bufferyard widths and omit the required fence. The request is a ten (10) foot side yard buffer variance, a ten (10) foot rear buffer variance and an omission of a required fence, a variance from Section 1328.05(a)(b) of the Town of McCandless Codified Ordinances which states a minimum fifteen (15) foot side yard buffer shall be provided when abutting a residence, a twenty (20) foot rear yard buffer shall be provided plus installation of a six (6) foot privacy fence when abutting a residence in a RC zoned district.

Mr. Quatchak said that he is recusing himself from voting on this appeal because his engineering firm is working on this project.

Mr. Betty reported that this property contains Affolder Insurance in a building that was probably built in the 1950's and is an existing non-conforming site, the building meets the setback requirements but the site does not meet bufferyard requirements. The existing paving goes to within five (5) foot of the property line. There are three entrances to the site, Route 19, Casa Grande and Prescott. The site is beginning to deteriorate and we have some existing conditions. They are trying to upgrade the site but at the same time it will be nearly impossible to do so and meet current ordinances. They are here tonight to show you their plan. The applicant previously presented their plans to the Planning Commission on an informational basis.

Mr. George Haberman with Civil & Environmental Consultants, Inc. (CEC) 333 Baldwin Road, Pittsburgh, consultant to SSB Bank presented slides to show how the property abuts the residential neighborhood, showed access to the site and the residence that the property abuts. Mr. Haberman showed the proposed site and said they are proposing a two story addition to accommodate the bank and the Insurance company would stay in the existing building. Access will be Route 19 and Prescott and the plan is to eliminate the Casa Grande entrance to the site. Mr. Haberman showed the locations of the buffer areas and the location of the fence that will hopefully be eliminated. The buffers would be planted as required but with less depth. There will be sidewalks along Route 19, Perry Highway and Casa Grande.

Mr. Brett Ligo of Ligo Architects, 262 Grove City Road in Slippery Rock handed out a planting schedule, highlighting the plantings proposed in the buffer areas. Mr. Ligo detailed all trees and shrubs that would be included in the planting. A new sidewalk is proposed for Casa Grande.

Mr. Betty said that behind this property to the east is an odd shaped parcel. There is a gravel driveway on the parcel with no buffer. There is a significant drop off between the front and rear of the building and another six (6) feet to the parking lot. The proposed parking lot on the south side that will impact the house will still sit above the house. The planting requirements are not changing but the buffer width is proposed to change. On the east side there are quite a few problems placing a solid wood fence there; it will not look good, it has no purpose since there is no house there and unlikely to have a house built there. In addition to a requirement for the solid wood fence the Town grading ordinance requires a chain link fence so there is a little conflict here. Mr. Betty said the proposed buffer would be a better solution than a chain link fence on top of the wall. Mr. Betty said the solid wood fence poses a potential site distance problem. Mr. Betty reported the Planning Commission had no issue with the buffer.

Mr. Haberman said they cannot meet the buffer requirement in the rear because it is a space issue because of the parking and a retaining wall will have to be built, on the south side it is vehicle access, parking and the existing paving is within five (5) feet of the property line. The access road to the rear of the building is Casa Grande and that access will be eliminated. There are no sidewalks on Perry Highway, Casa Grande or Prescott but are proposed for all three in the plan.

Mr. Shuckrow asked if the owner of the property to the south was notified of this meeting and if he is here tonight. Mr. Moon of SSB Bank said the bank notified the neighbor by letter. The meeting notification was posted on Perry Highway in front of the Affolder Building. Mr. Moon said he also wants to get in touch with the neighbor because access to his shed is through the Affolder Building parking lot.

It was asked if the buffer is reduced what is the canopy size of the trees, this is just a concern. Also what is the plan for snow removal. Mr. Haberman showed an infiltration basin on the upper lot where the snow could be piled. Mr. Ligo explained the trees being used and the adaptability.

Mr. Betty said with this design that the parking requirements are being met. Mr. Betty said they are going to PennDOT and there will probably have to be a complete redesign of the intersection which will add three parking spaces. This will meet requirements and afford two extra parking spaces.

Motion was made by Mr. Edwards to approve Appeal #1842 to grant a variance for a ten (10) foot side yard buffer, a ten (10) foot rear yard buffer and an omission of a required fence. Mr. Halleran seconded the motion and by a vote of two (2) in favor and one (1) abstention it was granted. Mr. Quatchak abstained from the vote. Please see the attached Finding of Fact and Conclusions of Law.

**APPEAL #1843  
SHULTS LINCOLN  
10207 PERRY HIGHWAY**

Land Use Administrator Betty reported that the applicant is Mark Wood for Shults Lincoln. The property is located at 10207 Perry Highway and is zoned C-3 (Highway Commercial) and contains an automobile dealership. The proposal is to install a pylon sign. The request is a 2.5 square foot area and an eight (8) foot height variance from Section 1313.11(c)(9)C.6 of the Town of McCandless Codified Ordinances which indicates the maximum height and area of a pylon sign twenty (20) feet from the road is fourteen (14) feet in height and forty (40) square feet in area.

Mr. Betty reported this group recently obtained a variance for a sign on the north side of the building. It was anticipated that they would be asking for a variance for a pylon sign.

Mr. Mark Wood of Pittsburgh Sign and Lighting said that they are looking to relocate the sign from the Lincoln Dealer down the road. Mr. Wood presented a replica of the sign and said the sign is black and only the letters and halo light up at night. The PennDOT sign that sits on Perry Highway is fifteen (15) feet high. This sign will be twenty-one (21) feet. A monument sign at sixty-eight (68) feet which is allowable will not work because of an existing retaining wall and the PennDOT sign.

Motion was made by Mr. Quatchak to approve Appeal #1843 to grant a variance to construct a pylon sign. Mr. Edwards seconded the motion and it was unanimously granted.

**MINUTES APPROVAL**

Motion was made by Mr. Quatchak and seconded by Mr. Halleran to approve the minutes of the December 17, 2016 Zoning Hearing Board meeting. The minutes were unanimously approved.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully,



Richard C. Halleran  
Chairman Zoning Hearing Board

RCH/ml