

The North Strabane Township Zoning Hearing Board met in regular session on Wednesday, April 4, 2018 at 7:00 p.m. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA 15317.

Attending this session

W. Patric Boyer, Chairman  
 Robert Shader, Vice Chairman  
 Matthew Adams, Member  
 Richard Murphy, Member

Absent from this session

Steven Bilko, Secretary

Also attending this session

Steve Taczak, Solicitor  
 Candie Wauthier, Court Reporter  
 Margaret Householder, Coordinator

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| REORGANIZATION FOR 2018<br>CHAIRPERSON | A motion was made by Bob Shader, seconded by Rich Murphy to retain Pat Boyer as Chairperson for 2018. The motion carried, all members present voting yes.   |
| VICE CHAIRPERSON                       | A motion was made by Pat Boyer, seconded by Rich Murphy to keep Bob Shader as Vice Chairperson for 2018. The motion carried, all members present voting yes.  |
| SECRETARY                              | A motion was made by Pat Boyer, seconded by Rich Murphy to keep Steve Bilko as Secretary for 2018. The motion carried, all members present voting yes.  |
| SET MEETING DAY AND TIME               | A motion was made by Bob Shader, seconded by Matt Adams, to set the meeting day and time as the first Wednesday of every month at 7:00 P.M. The motion carried, all members present voting yes.                             |
| APPROVAL OF MINUTES OF OCTOBER 6, 2017 | A motion was made by Bob Shader, seconded by Pat Boyer to approve the minutes of the meeting of October 6, 2017. The motion carried, all members present voting yes, and the minutes were approved as presented.            |
| MEADOWS<br>STANDARD BRED               | This is an application of Kim Hankins, representing Meadows Standardbred Owners Association, P.O. Box 253, Meadowlands, PA 15347. A variance is requested to Section 1605.C.3, and Section 1605.B.1, relating to sign type, |

OWNERS ASSOCIATION  
FOR SIGN

size and location. Location is 200 Racetrack Road and parcel number is 520-011-00-00-0016-02. Zoning district is C-2. Proposed use is signage. We believe that the Board should approve this request because:

The Meadows Standardbred Owners Association represents the horse owners, trainers, driver and grooms that participate in racing at The Meadows, located in North Strabane Township. Many of our members are residents of North Strabane Township.

The purpose of the sign that the MSOA is petitioning approval of is to promote horse racing at The Meadows by providing timely information of racing dates, promotional events and specific wagering opportunities to people entering The Meadows Racetrack and Casino.

As partners of The Meadows, the MSOA has a duty, according to its charter, to promote racing and the MSOA is asking permission from North Strabane Township to allow the MSOA to encourage racing and casino fans to wager on and enjoy the beauty of harness racing.

Due to the casino using the marquee sign for casino events and promotion, the MSOA with the approval of The Meadows, feels the need for a digital sign that is specifically for the purpose of promoting harness racing.

Thank you, in advance, for your consideration of this important matter.

No previous application has been filed.

Applicant is the owner. Approximate cost of work involved is \$73,000.00.

Enclosed is a list of owners of property within 300 feet.

The application was submitted in March 13, 2018 and accepted as complete in March 14, 2018. The fee was paid and the hearing was advertised on March 21, 2018 and March 28, 2018.

Following is a synopsis of the testimony rather than a verbatim transcript.

KIM HANKINS

Mr. Hankins represents the Standardbred Owners Association and has permission from the property owner, GLPI. The Operator is Gaming Leisure Properties, Inc. We have a contract with all parties and successors. We need a variance from the Code. We represent 700 drivers, owners, operators and grooms. We've been there for over 50 years and it needs to be promoted. We want to install a sign to show the public timely information regarding post times, upcoming events, betting opportunities on a daily basis. It's to be on the driveway where the casino patrons are driving in. We have no promotions on the casino sign. We have asked for years and get no response.

I have a representative from Sign Innovation with me to explain the type of sign we want to install. His name is Ed Melburg. He stated the sign is very similar to our Township electronic message board. It's made by Watchfire. This one is to be 8' x 14'. It's on a stone pedestal. It will be a digital sign, with messages to be displayed. The entire sign will be digital, on one side only. It will be installed very near the guard shack. People on Meadowlands Boulevard will be able to see it.

BOB SHADER

Bob asked if the sign will be dimmed at night and was told it is certainly possible to dim at night. It actually makes the sign last longer.

PAT BOYER

Pat asked if there are any other signs for the Racetrack. Mr. Hankins stated there are not. What variances are needed? I believe a variance for a second pole sign.

MARGARET  
HOUSEHOLDER

Yes, as well as total square footage of the sign. 115.2 square feet.

PAT BOYER

Pat asked if there is anyone in the audience who has a question or comment.

LARRY BUTKA

511 Bluegrass Drive. My only question is, is the approval for only one sign? I have not seen any pictures.

PAT BOYER

This will only be for this one sign. At this time the resident was shown the drawings that were submitted. This will not face the Meadowbrook housing plan.

If there are no other questions, do we have a motion for this request?

MOTION BY BOB  
SHADER

A motion was made by Bob Shader, seconded by Pat Boyer to grant the variance at 115.2 square feet, to permit the Meadows Standardbred Owners Association to put this sign only up described on the handouts that they provided. Motion carried, all members present voting yes.

PAT BOYER

We'll mark this drawing as Exhibit A, which includes a picture of the sign and the layout to show the location of the sign.

HEARANG –  
WEAVERTOWN 79  
PARTNERS FOR TRUCK  
RENTAL AT 79 SELF  
STORAGE

This is an application of Weavertown 79 Partners, LLC, dba 79 Self Storage, 214 Weavertown Road, Canonsburg, PA 15317. It is a request for a special exception to Section 1101, C.1.e. truck rental.

Location is 214 Weavertown Road. Parcel number is 520-013-00-00-0022-02. Lot size is 13.8 acres. Present use is self-storage. Zoning district is I-1. Present improvements upon land – rental office and self-storage buildings. Proposed use – add truck rentals for self-storage customers.

We believe that the Board should approve this request because: small and medium sized box trucks and light-sized vans offered as rentals are typical in self-storage business as a convenience to new and existing self-storage customers.

Previous applications have been filed. (See 12-2-2015 and 5-6-2015).

Attached is a list of owners of property within 300 feet of the exterior limits of the property involved.

The application was submitted on March 16, 2018 and accepted as complete on March 19, 2018. The fee was paid and the hearing was advertised on March 21 and March 28, 2018.

PAT BOYER

Is anyone here representing 79 Self Storage?

BILL DUCHESS

I am Bill Duches, and we would like to rent U-Haul trucks to existing customers that would like to move in and out of our self-storage facility. It is to provide another service to our customers.

PAT BOYER

Pat explained Mr. Duches must satisfy the requirements of Section 1303.47 regarding truck rentals and reviewed those requirements with him.

BILL DUCHESS

The U-Haul representative is here tonight. He will run that business at our facility. We would probably have a maximum of 5-6 trucks there. The paved parking area now is probably 100 x 300 feet long. We paved that area originally so that if a big truck came in to put furniture in, he could get turned around and in and out. Individuals will be able to rent the trucks, as well as our customers.

PAT BOYER

There is a requirement for a buffer zone because I-1 property adjoins R-3 property. Is there a buffer in place?

BILL DUCHESS

We have a buffer.

PAT BOYER

Any comments, questions, concerns? Pat explained a special exception is very close to a permitted use, if the applicant demonstrates he meets the additional conditions placed upon him.

BOB SHADER

Bob asked about the existing buffer zone. Is it adequate to shield the sound of the trucks from the residential area?

Bill D. answered there's no difference, other than the 24 foot one, maybe. We're still building now, and I bring in tractor trailers for stone, etc. I think with the rental of the U-Hauls, I think we'll see more activity in the front. We hope our activity will increase with availability of the U-Hauls. We have plans for 10 buildings. We have two on-line now, and we're working on the third one.

Pat Boyer asked if any residents have questions.

ELIZABETH MORGAN 105 Victoria Drive. I am here representing Bob and Lynn Fraser, at 248 Greenwood Drive, whose property overlooks the storage buildings. I do have the same concerns. Here is a letter from Mr. Fraser and photos he asked me to bring.

PAT BOYER We'll mark these as Exhibit A. Oh, this is a letter from us.

MS. MORGAN I will tell you what he has asked me to say. When the storage units went in everything was to be kept inside. There's a lot of stuff outside. Cars, trucks, whatever. The owners are currently in violation. We do not wish any more outside vehicles being brought in.

BILL DUCHESS We are under construction currently. We are also already operating the U-Haul facility. We didn't know we were not permitted to operate the U-Haul facility.

MS. MORGAN There is no buffer. They left a few trees.

BILL DUCHESS We kept the existing vegetation and had approval of the requirements of the buffer zone.

JOAN KNESS We don't see a buffer zone. We just see trees that are falling down. They were only going to put storage buildings, and now they're adding U-Haul trucks.

PAT BOYER Pat explained truck rental sales is a special exception.

RESIDENT There are Audis stored in there.

- BILL DUCHESS We do provide space for Audis in the parking lot for a car dealership.
- PETE CASTRIOTA 254 Greenwood Drive. Those cars have been parked down there for quite a while. The Board of Supervisors told him when this was approved there wouldn't be anything stored outside. Boats, cars, RV'S. Now Audis.
- PAT BOYER I have concern about that.
- BILL DUCHESS They are new cars. My partner rented to a friend of his who has a dealership on Route 19.
- After further discussion, Pat Boyer ordered Mr. Duchess to have the Audis removed.
- Mr. Duchess explained the fencing settlement with the residents of Heathrow which was agreed upon. We did plant closer to 79.
- BOB SHADER What buffer zone do you have there? You don't have anything. When the trees are not in leaf, you don't have a buffer.
- MARGARET HOUSEHOLDER That's why buffer zones spell out some deciduous and some evergreen plantings. If the trees are dying, they should be replaced.
- PAT BOYER My concern is that your property is in compliance with the drawings approved by the Township. We have a lot of people objecting, and I don't see much of a buffer zone.
- BOB SHADER Judging by the photos submitted, I don't see much of a buffer zone.
- We didn't address the fact that there was to be nothing parked outside. The residents are saying that was part of the agreement.
- ELIZABETH MORGAN The agreement was that nothing was to be outside.
- PAT BOYER He does have the right to request the special exception for the truck rental sales. There should only be vehicles there for the workers of the construction project.
- PETE CASTRIOTA There are a lot of stumps left behind that they never cleaned up. We paid out to cut the trees that fell down during construction.

The RVS and boats have been removed.

PAT BOYER The Audis must be removed from the lot within a reasonable timeframe.

ELIZABETH MORGAN We are concerned about additional violations. If we are not the watchdog, you won't know about it. How do you trust?

PAT BOYER You come to the Township and ask. If something is going on down there, you come to see us and we'll check it out. I am glad you brought to our attention about those vehicles. That is definitely a violation.

BOB SHADER And Joe Sites is going to check on the buffer zone, to make sure it is adequate.

PAT BOYER We can't limit the number of U-Hauls he will have there. He has a parking area of 100 x 300.

BILL DUCHESS I really don't want to have a lot of them there. Just enough to satisfy the customer demand.

PAT DUCHAIN We want to have just a minimum, so I would say three. I can call and get more trucks if I need them.

MOTION  
PAT BOYER I'll make a motion that, based on their satisfaction of the requirements of the special exception, that they be allowed to utilize the facility for U-Haul. During the period it came to our attention that they were using the facility for the storage of rental cars from a dealer somewhere in the Township or County, or wherever. That will cease as of now. That's part of the motion. Also that Joe Sites, the Township Engineer, will take a look at the plans and engineering specs with regard to the Planning Commission approvals and make sure that the buffer zone is consistent with that plan and consistent with the needs of the residents. I'll have this photograph marked as Exhibit B.

RICH MURPHY I'll second.

The motion carried, all members present voting yes.

UPDATE ON BRADLEY  
CENTER, DEANGELO  
APPEAL AND ANDERSON  
DRIVE APPEAL Our Solicitor, Steve Taczak, gave a brief update on several matters currently on appeal.

Regarding the Bradley Center, Mr. Jug has asked for reconsideration from the Superior Court, so that is up on appeal.

The other active matter is the DeAngelo matter, at the intersection of McClelland and McDowell. Judge Emery heard arguments on that and we

are awaiting a decision. Mr. Lonich had claimed that our Ordinance was unconstitutional.

The matter on Anderson Drive with the garage – Steve will check on the status of that one.

ADJOURNMENT	<p>A motion was made by Bob Shader, seconded by Pat Boyer to adjourn the meeting, all business being concluded. The motion carried, and the meeting was adjourned at 8:00 P.M.</p> <p>_____</p> <p>W. Patric Boyer, Chairperson</p> <p>_____</p> <p>Robert Shader, Vice Chairperson</p>
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