

PUBLIC HEARING

MONDAY, FEBRUARY 8, 2016

6:45 P.M.

- Roll Call** Dave Buchewicz presiding. Board members Walt Sackinsky and Ed Snee were present. Also in attendance were: Karen Fosbaugh, Township Manager; Chief Dennis McDonough; and Paul J. Gitnik, Esq., Township Solicitor.
- Purpose of Hearing** The purpose of the Public Hearing is to take oral or written testimony on the Conditional Use Application submitted by the firm, SVNTY SVN LLC, which would allow for proposed warehousing/storage on the first floor of the structure located at 6374 Library Road, which is situated in a C-3 Village Center Commercial District.
- Testimony** **Mr. Wargo** – Mr. Wargo stated that for the record, the application was received from the applicant in his office on January 5, 2016. On January 11, 2016, the Board of Supervisors scheduled the public hearing for this evening. On January 19, 2016, a certified notice was sent to the applicant notifying him of the dates and times for the Planning Commission and the Board of Supervisors' meetings. The property was posted showing the date and time for the Planning Commission meeting, and neighbors within 200 feet of the property were sent letters on January 20, 2016 notifying them of the meeting date and time. A legal advertisement in the Tribune Review was sent out on January 21, 2016. The applicant signed for his certified notice on January 21, 2016. Copies of the application were sent to the Board of Supervisors and the Planning Commission on January 22, 2016. The Planning Commission met on January 27, 2016, and recommended approval for the conditional use. For the second time, on January 29, 2016, the Planning Commission sent out notices to the Board of Supervisors and Mr. Collela regarding this evening's hearing.
- Brandon Collela, 5800 Wallace Avenue, Bethel Park, PA** – Mr. Collela restated that the Planning Commission has recommended approval for the conditional use. He explained that he has owned the building for over a year, and due to the difficulty with parking and the terrain, he has not been able to find a suitable tenant. He stated that he owns a construction business and needs to warehouse material, etc. He has had inquiries regarding warehousing beverages or document storage. Mr. Collela believes that the setup of the former post office is ideal for warehousing. It has a storage

dock and loading ramp for easy access. The traffic will be kept to a minimum, with maybe a car or two a day. Mr. Collela concluded that it is the most functional use, and that is why he applied for the conditional use.

Mr. Sackinsky – Mr. Sackinsky inquired as to the two separate areas of the floor plan: part for Mr. Collela's business and part to be used for subletting. Mr. Collela confirmed that there are two separate spaces totaling 3,600 square feet. He explained that if a future tenant needed more space, he would reduce the square footage for his business use. Mr. Sackinsky asked if he would be storing any flammable liquids, and Mr. Collela replied that he would not allow any combustible materials. He gave examples of materials to be stored as: 2 x 4's, plywood, paper, tar paper, etc. Mr. Collela explained that the building is comprised of dock plank. It is constructed of concrete floors and concrete walls on both levels. Mr. Collela stated that he would agree to add a condition that no combustible material would be stored on the premises. Mr. Sackinsky asked if a sprinkler system would be installed, and Mr. Collela replied that he was not planning, at this time, to install a sprinkler, but there are smoke detectors.

Mr. Snee – Mr. Snee discussed his concern regarding tractor trailers on the property. He explained that it is a small turn from the hill down to Route 88, and there have been times in the past where trailers have gotten stuck on Route 88, blocking traffic. Mr. Snee asked if he would consider posting the property that no tractor trailers are permitted access. Mr. Collela agreed, and stated that he does not anticipate anything bigger than a dump truck.

Mr. Buchewicz – Mr. Buchewicz inquired about the beverage storage. Mr. Collela explained that he would not have any cold storage or freezer system. The potential tenant that he spoke to has a local convenience store and purchases most of his material through Sam's Club and Costco, which he picks up with a one ton pickup truck. Mr. Sackinsky again asked if he would have a problem prohibiting semi-trailers, and Mr. Collela replied that he would not. Mr. Buchewicz inquired about dumpsters and loose trash. Mr. Collela replied that he hires a man to cleanup for him, and if he rides by and sees loose paper, he picks it up himself. He added that he has small containers for the apartment tenants that are located in a discreet location in the front of the building. He does not anticipate acquiring any roll-off dumpsters for the property. His business gets a discounted rate on dumpsters that are kept on various construction sites where he can discard larger items.

Mrs. Fosbaugh – Mrs. Fosbaugh asked if there will be any outside storage, and Mr. Collela replied that it will all be contained within the first floor. Mrs. Fosbaugh explained that according to the Zoning Ordinance, because the structure is not within 300 feet of residential zoning, it does not restrict deliveries between the hours of 7:00 p.m. to 7:00 a.m. Mrs. Fosbaugh expressed her concern for the eight apartments within the building. Mr. Collela confirmed that he will not be having deliveries during that time. He also stated that he has spoken to the tenants, and they are receptive to the idea of the warehouse and storage. Mrs. Fosbaugh inquired about the parking. Mr. Collela explained that the tenants park on the right hand side and the rear, and there are more parking spaces than apartments. Anyone loading or unloading would be using the front parking lot and would have no affect on the apartment tenant’s parking spaces. Mrs. Fosbaugh asked Mr. Collela to confirm that he would not be using the space for offices, and Mr. Collela stated that that is correct.

Mr. Gitnik – Mr. Gitnik asked that any of the correspondence or notices that Mr. Wargo recited be introduced into the record.

Chief McDonough – Chief McDonough had no comments.

Close Public Meeting

Motion by Mr. Sackinsky and seconded by Mr. Snee to close the public meeting. All members voted aye. Motion carried.

The Board of Supervisors shall render a decision on this matter within 45 days as required by the Pennsylvania Municipal Planning Code (MPC).

Adjournment

Motion by Mr. Sackinsky and seconded by Mr. Snee to adjourn the Public Hearing. All members voted aye. Motion carried.

Time: 6:58 p.m.

Mr. Sackinsky – Mr. Sackinsky explained to Mr. Collela that a decision will be rendered at the next Board of Supervisors meeting scheduled for March 14, 2016.