

The Zoning Hearing Board Meeting, duly advertised and posted in accordance with the law, was called to order by the Chairman at 8:00 P.M., Wednesday, April 24, 2019, in the Upper St. Clair Township Municipal Building Board of Commissioners' Meeting Room, located at 1820 McLaughlin Run Road.

PRESENT: **BOARD MEMBERS**
Dwight Ferguson, Chairman
Gregg Zegarelli, Vice Chairman
Anderson T. Bailey, Member
Robin Weissert, Alternate 1
Steven Gibbs, Alternate 2

TOWNSHIP STAFF
Randy Hindman, Chief Building Inspector
Ansley Basso, Recording Secretary

TOWNSHIP ATTORNEY
Irving Firman, Township Attorney

COURT REPORTER
Missy Fenster - Network Deposition Services

ABSENT: None.

PUBLIC: Approximately 20

CONSIDERATION OF THE MARCH 27, 2019 MEETING MINUTES

Mr. Zegarelli requested that the meeting minutes reflect that he abstained election for Chairman. On motion by Mr. Zegarelli, seconded by Mr. Bailey, the above minutes were approved and accepted for filing with the noted change.

ADMINISTRATION OF OATH OF TRUTH

The Chairman administered the Oath of Truth to all wishing to testify and then explained the procedures for the hearing.

OLD BUSINESS

ZHB19-0001 – 223 TROTWOOD DRIVE – DAVID AND MEGAN NICKLAS

Application by David and Megan Nicklas under the provisions of Section 130.8.2.3.2. of the Township Code for a Special Exception for the placement of a recreational sports court, as an Accessory Use to a single family dwelling located at, 223 Trotwood Drive Scarlett Drive, Zoned R-1, Single Family Residential District.

The Chairman introduced the continued application as it had been presented at the previous month's meeting.

The Applicant gave a brief overview of the proposed site plan, highlighting the total square footage. References to the record will be abbreviated as follows: Transcript (T) followed by date; Exhibits (Ex.); Township (Twp.); Applicant (App.); Code of the Township (Code).

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of the property and the total square footage of the yard that would be occupied by the proposed sports court. The Applicant introduced Applicant's Exhibit 8 into the record.

Mr. Ferguson asked if there were any questions or comments, to which the floor was opened to the opposing parties.

Mr. Talerico, legal counsel to Mr. and Mrs. Marthinson, 225 Trotwood Drive, questioned the total size of the proposed tennis court in relation to a standard regulated court. Mr. Nicklas concluded that the proposed court size is that of a standard tennis court. Mr. Talerico then questioned if the proposed court would have any overhead lighting, to which Mr. Firman noted that any overhead lighting would be prohibited per the Township Code.

There was then some discussion amongst the Board and Mr. Hindman regarding conditional approval regarding hours of operation. Mr. Ferguson then asked if there were any other comments or questions. There being not a motion was made.

MOTION: THAT Application ZHB19-0001, by David and Megan Nicklas, for a Special Exception for the placement of a recreational sports court as an Accessory Use to a single family dwelling located at 223 Trotwood Drive, Zoned R-1, Single Family Residential District be granted with the following conditions:

THAT the structure be used only from 7:00 AM to 10:00 PM;

THAT the structure shall never have lighting;

THAT the structure shall be constructed in accordance with Applicant's Exhibit No. 8, dated April 2019;

On motion by Mr. Ferguson, seconded by Mr. Bailey, the application was approved by unanimous voice vote.

ZHB19-0002 - 1825 McLAUGHLIN RUN ROAD - UPPER ST. CLAIR SCHOOL DISTRICT
Application by McLean Architects, LLC under provisions of the following Sections:

130.28.2.3.1-Variance for maximum gross surface area of directional signs.

130.28.3.2.2-Variance for more than one attached identification sign

130.28.3.2.3-Variance for maximum gross surface area of attached identification signs

The property is located at 1825 McLaughlin Run Road, Zoned R-1, Single Family Residential District.

The Chairman introduced the continued application as it was entered into the record at the previous meeting.

Mr. McLean gave a brief overview of the proposed site plan, indicating a detailed list of each proposed sign and the corresponding square footage.

Mr. Bailey requested information regarding the current text size compares to the proposed text size for the proposed identification sign located at Panther Pass and McLaughlin Run Road. Discussion continued amongst the board on various text size for identification signs.

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Mr. Ferguson discussed the Township Code in relation to having directional and identification signs and the rules and regulations set forth by the Township. He requested more information from Attorney Mitinger, legal counsel for Upper St. Clair School District, regarding signage for non-conforming structures.

Mr. Angelo, Upper St. Clair High School Principal, discussed the many permits that are issued through the school to various organizations. He continued to express the current lack of identification posing an issue to outside organization who are unaware of various locations throughout the building and grounds.

Mr. Bryson, Chief of School Police, discussed safety concerns due to the current identification signs. Mr. Bryson explained that the current identification signs do not properly indicate the various areas of property such as administration, drop off/pickup, and athletics. He noted that any significant incident at the property would call for neighboring assistance from first responders who are not familiar with the various locations on the property.

There was then some discussion amongst the board regarding the current signage and proposed site plan. Mr. Bailey requested clarification on the proposed signage at each entrance point to the property.

MOTION: THAT Application ZHB19-0002, by McLean Architects, LLC, variance for maximum gross surface area of directional signs, variance for more than one attached identification sign, and variance for maximum gross surface area of attached identification signs located at 1825 McLaughlin Run Road, Zoned R-1, Single Family Residential District be granted.

On motion by Mr. Zegarelli, seconded by Mr. Bailey, and opposed by Mr. Ferguson, the application was approved.

NEW BUSINESS

None.

The Vice Chairman then asked if there were any other comments before the Board moved to adjourn. There being none, the meeting was adjourned at approximately 10:25 PM

ADJOURNMENT

Respectfully submitted by,
Ansley Basso
Recording Secretary

A full transcript of this meeting is located in file ZHB19-0001
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