

PENN TOWNSHIP ZONING HEARING BOARD
Wednesday, July 13, 2022
6:00 PM

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** Eric Mockenhaupt, Chair
 Greg Ramsey, Member
 Carl Leicher, Jr., Member
 Anthony Cosgrove of Dillon McCandless King Coulter & Graham - Solicitor

4. **PUBLIC COMMENT** (on agenda action items only, excluding public hearings)

5. **REORGANIZATION.**

- A. Call for a motion to appoint _____ as Chairman for the Zoning Hearing Board for the ensuing year.
- B. Call for a motion to appoint _____ as Vice Chairman for the Zoning Hearing Board for the ensuing year.
- C. Call for a motion to appoint Matthew F. Marshall and the law firm of Dillon McCandless King Coulter & Graham, LLP, as Solicitor for the Zoning Hearing Board.
- D. Call for a motion to appoint each Zoning Hearing Board member as a hearing officer.

6. **ADMINISTRATIVE**

- A. Call for a motion to approve the minutes from the April 28, 2021 meeting.
- B. Prior to this meeting, the Board held an executive session to receive advice of the Solicitor.
- C. Notice of tonight's hearing was advertised pursuant to the requirements of the Pennsylvania Municipalities Planning Code.
 - (1) Confirm on record with Township Land Use Administrator Clinton Bonetti that:
 - (a) the properties were posted per the MPC;
 - (b) the applicants were notified per §19.18(B) of the Zoning Ordinance; and
 - (c) all property owners of record within 300 feet of the exterior boundaries of the subject properties were notified per §19.18(B) of the Zoning Ordinance.

7. **OLD BUSINESS**

- A. None.

8. **NEW BUSINESS**

- A. Helltown Brewing, LLC Nonconforming Use and Use Variance Application**

- (1) *Open Public Hearing.* Court reporter to swear in witnesses and any members of the public wishing to comment on this Variance Application.
- (2) *Summary:* Helltown Brewing, LLC is requesting a continuation of a nonconforming use under Chapter 17 of the Zoning Ordinance and, in the alternative, a use variance from the Township's permitted uses under Section 5.00 of the Zoning Ordinance in order to permit the use of the existing structures as a "taproom" on properties located on the corner of Fairway Lane and Airport Road and with an address of 222 Airport Road in the Township R-1 Low-Density Single-Family Residential District, currently designated as Butler County Parcel ID Nos. 270-S3-39A, 270-S3-39AB, 270-S3-39, and 270-S3-39B
- (3) *Board Exhibits:* The Exhibits as enumerated on the Exhibit List prepared by the Board Solicitor entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List was read into the Record.
- (4) *Applicant's Case.*
- (5) *Township's Case.*
- (6) *Public Comment.*
- (7) *Executive Session* (if necessary).
- (8) Call for a motion to *Close* or *Continue* the Public Hearing.
- (9) Call for a motion to *Table* or *Act* on the Application.

B. Kelly Mitsubishi Variance Application

- (1) *Appoint Special Counsel.* Call for a Motion to appoint Brian Farrington, Esq., of Charlton Law as Special Counsel for the Zoning Hearing Board for the Variance Application submitted by Ashlar Architecture & Engineering, LLC and Claddagh Properties, LP on behalf of Sevenbutler LLC.
- (2) *Open Public Hearing.* Court reporter to swear in witnesses and any members of the public wishing to comment on this Variance Application.
- (3) *Summary:* Ashlar Architecture & Engineering, LLC and Claddagh Properties, LP on behalf of Sevenbutler LLC are requesting: 1) a dimensional variance from the minimum front yard setback requirement established under Section 7.03(A) of the Zoning Ordinance; and 2) a variance from the bufferyard requirements established under Section 15.11 of the Zoning Ordinance in order to permit the construction of a building addition on property located at 251 Pittsburgh Road in the Township C-2 Highway Commercial District, currently designated as Butler County Parcel ID No. 270-2F98-3A

- (4) *Board Exhibits:* The Exhibits as enumerated on the Exhibit List prepared by the Board Solicitor entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List was read into the Record.
- (5) *Applicant's Case.*
- (6) *Township's Case.*
- (7) *Public Comment.*
- (8) *Executive Session* (if necessary).
- (9) Call for a motion to *Close* or *Continue* the Public Hearing.
- (10) Call for a motion to *Table* or *Act* on the Application.

9. **ADJOURNMENT**