

FERGUSON TOWNSHIP ZONING HEARING BOARD

Regular Meeting
Wednesday, June 17, 2014
7:00 pm

I. ATTENDANCE

The Zoning Hearing Board held its regular meeting on Tuesday, June 17, 2014 at the Ferguson Township Municipal Building. In attendance were:

Board: Matthew Patch, Chairman	Staff: Jeffrey Ressler, Zoning Administrator
George Pytel, Vice Chairman	Jeffrey Stover, ZHB Solicitor
Scott Petryshak, Secretary	
Charles Farrell	

Other in attendance included: Heather Bird, Recording Secretary; John Sepp, Centre Holdings; Larry Gorski, Centre Holdings; Darrel Zaccagni, Variance request

II. CALL TO ORDER

Mr. Patch called the June 17, 2014 regular Zoning Hearing Board meeting to order at 7:00 pm.

III. SWEARING IN OF THOSE WHO WISH TO TESTIFY

Four individuals were sworn in.

IV. THE ZONING HEARING BOARD SOLICITOR EXPLAINS BASIS OF VARIANCE/APPEAL REQUEST

V. DARREL ZACCAGNI – VARIANCE REQUEST

Mr. Ressler stated this variance is for property located at 100 Meadowview Drive, tax parcel number 24-735-058. The property is located in the RR zoning district and the property owner is currently constructing a single family dwelling on the lot. The approved subdivision plan for the lot requires that a public sidewalk be constructed along Meckley Drive. The applicant has requested a variance be granted to Chapter 27-810.1 to not require a sidewalk.

Darrel Zaccagni stated that this property will be for his mother. Currently the development does not have any sidewalks in front of any of the neighboring properties. If a sidewalk were installed it would lead to a natural drainage ditch.

Marvin Long stated there are no other sidewalks along Meckley except at the start of the street on the opposite side of this home. There is a drainage ditch along Meckley down along where a sidewalk would be located.

Mr. Zaccagni would have no problem with a condition being placed on the variance that a sidewalk may be required at a future time.

Mr. Pytel made a motion to GRANT the variance for relief from a sidewalk for the property located at 100 Meadowview Drive with the condition that in the future if the Board of Supervisors were to pass a resolution requiring sidewalks, a sidewalk may be required. Mr. Farrell seconded the motion.

The motion passed unanimously.

VI. CENTRE HOLDINGS LP – VARIANCE REQUEST

Mr. Ressler stated the variance is for property located at 2123 Old Gatesburg Road, tax parcel number 24-04-102. The property is owned by Centre Holdings, LP and is zoned IRD. The applicants are proposing the place on the property two trailers which will be used for temporary offices during construction of the addition to their office building. There would be two 24 foot x 60 foot trailers.

John Sepp, Penn Terra Engineering, stated that the trailers would be placed behind the existing parking area on the property. These trailers would be used for offices staff displaced by construction and would only be there during the construction phase for this previously approved plan.

Mr. Pytel reminded the applicant to go to the code office for the appropriate permits that may be needed for use of the trailers.

Mr. Pytel made a motion to GRANT the variance allowing the placement of two trailers on the property at 2123 Old Gatesburg Road for the period of 9 months as a temporary facility for office staff during construction. Mr. Farrell seconded the motion.

The motion passed unanimously.

VII. ADJOURNMENT

With no further business to come before the Ferguson Township Zoning Hearing Board, Mr. Patch adjourned the June 17, 2014 meeting at 7:16 pm.

RESPECTFULLY SUBMITTED,



Scott Petryshak, Secretary
For the Zoning Hearing Board

Date approved by the Board: August 19 2014