

The Hanover Township Board of Supervisors held a **Public Hearing on Friday, August 11, 2017** at 7:30 pm at the Municipal Building. Those present were Mr. Dale Handick– Chairman, Mr. Herb Grubbs – Vice Chairman, Mr. Kevin Lemmi -Supervisor, Mr. Dennis Makel – Solicitor and Audrey Wingard, Secretary/Treasurer.

Roll Call: Mr. Handick – yes, Mr. Grubbs – Here, Mr. Lemmi-Here

Call to Order

Pledge of Allegiance

Mr. Handick states we are here to discuss Dollar General’s request for conditional use. Mr. Makel asks members of the audience who believe they will provide testimony to please rise to be sworn in. The stenographer, Sheila Rozanc swears them in. Mr. Makel states we have Christopher S. Wolf on behalf on Larson Design Group and Ashley Winemen on behalf of Pentrics Ventures. Mr. Wolf speaks first stating this proposal is for a Dollar General at Paris Colliers Road and Steubenville Pike and is a 9,100 sq.ft. building with one entrance for customers and tractor trailers for deliveries. There is parking in front and on the side of the building. Mr. Wolf concludes his presentation. Mr. Makel calls for questions. Mr. Grubbs asks about residents on the west side of the property and their request for privacy fencing. Ashley Winemen states they have decided to put privacy fencing on this side of the building instead of landscaping. Mr. Grubbs asks about any other residential exposure around the property in question. Ms. Winemen states there are no other residents. Mr. Handick states that the owner of Scooter Shack, which is located on the east side of the building has also requested a privacy fence as his residence is also exposed to the Dollar General parking lot. Ms. Winemen states there is a fence there at this time. It is determined that it is a chain-link fence. Mr. Tom Progar and Mr. Anthony Progar are sworn in and testify about the location of east side resident (Mr. Ron Wood). They testify that part of this resident’s garage is located on the Dollar General Property. The Progars state they are the original property owners where the Dollar General is to be located.

Motion: Enter into evidence the following documents:

- A. Application filed by Larson Design Group dated July 18, 2017
- B. Report to the Township Supervisors from the Planning Commission for Hanover Township July 25, 2017
- C. Advertisements in the Observer Report
- D. List and letters mailed to affected residents

Motion: Mr. Grubbs 2nd: Mr. Handick

Vote: Mr. Handick-yes, Mr. Grubbs-yes, Mr. Lemmi-yes

Motion Passed

Mr. Makel reads the July 25, 2017 Planning Commission Report to the Board of Supervisors into record (copy attached). Mr. Makel asks for clarification of the lighting shields to direct light downward as not to shine on local residences. Ms. Winemen concurs. Mr. Makel states the basic recommendations of the Planning Commission are to approve the conditional use with the conditions of light shields, double-sided wooden fencing bordering any residential use exposure and no loitering signs on both sides of the building.

Mr. Makel concludes the Planning Commission made a recommendation to the Board of Supervisors to approve the Conditional Use of the Dollar General subject to the following conditions: double-sided wooden fences be placed any boundary where residential uses are currently existing, light shields on light posts directing light downward, and 2 no loitering signs on the building.

Ms. Winemen concurs and states that they will contact Mr. Wood regarding the necessary fencing for his property. Mr. Makel calls for any additional questions. There are none.

Motion: Close testimony

Motion: Mr. Grubbs 2nd: Mr. Lemmi

Vote: Mr. Handick-yes, Mr. Grubbs-yes, Mr. Lemmi-yes **Motion Passed**

Mr. Makel states for the record that he believes that all steps or requirements for the Conditional Use have been met by the applicant in conjunction with inclusion of the conditions aforementioned being met. In addition, the completion of the landscaping prior to the Occupancy Permit being issued is a stipulation.

Motion: Grant conditional use to the applicant on behalf of the Dollar General subject to the following conditions:

1. Installation of a double-side wooden fence be placed along the western boundary of the Progar/Dollar General property and a double-side wooded fence be placed on the eastern boundary of the Progar/Dollar General proximal to the structure inhabited by Mr. Woods with the township being the final arbitrator if there is a dispute between Mr. Woods and the applicant
2. The lights on the Progar/Dollar General be shielded directing the light downward.
3. No loitering signs be place on the front of the Dollar General building corners
4. The applicant comply specifically with all aspects of the landscaping to the Townships satisfaction, being reasonable.
5. The applicant complies with all Federal, State and local laws
6. The applicant pays any and all costs incurred relevant to the Zoning Ordinance in this Conditional Use Hearing
7. The Township will retain jurisdiction over this matter.

Motion: Mr. Handick 2nd: Mr. Lemmi

Vote: Mr. Handick-yes, Mr. Grubbs-yes, Mr. Lemmi-yes **Motion Passed**

Motion: Adjourn Hearing

Motion: Mr. Handick 2nd: Mr. Grubbs

Hearing was adjourned at 6:58pm.



Dale Handick, Chairman



Herbert Grubbs, Vice Chair



Kevin Lemmi, Supervisor

ATTEST: 

Audrey Wingard, Secretary/Treasurer



Date

REPORT TO Township Supervisors for August 11, 2017 Hearing
Dollar General *Conditional Use Hearing*

The Hanover Township Planning Commission met July 25, 2017 with Dave Neely as Chairman calling the meeting to order at 7:30 PM. Members in attendance were Bill Zickefoose as Vice Chairman, Herb Grubbs, Ted Shiska and Brian Beyerbach

Asley Weinman is present to explain the request for a conditional use to build a 9,100 sq. ft. convenience store. This property fronts on Steubenville Pike across from Paris Colliers Road in the village of Paris. The members reviewed the site plan for the required 37 parking spaces and screening. The plan shows landscaping for general parking and building screening, but Herb reported he attended the zoning variance hearing and there was discussion about a 6' double sided wooden privacy fence being installed along the entire West lot line instead of the proposed landscaping.

The Planning Commission recommends the Supervisors consider this wooden fence along the property lines bordering any residential use, shields on the exterior lighting and (No Loitering) signs places around the parking lot should be required.

Ted Shiska, Herbert Grubbs, Brian Beyerbach, Bill Zickefoose and Dave Neeley voted to recommend approval of this conditional use request with the above recommended conditions .

Dave Neeley Chairman _____

Bill Zickefoose Vice Chairman _____

Ted Shiska _____

Brian Beyerbach _____

Herb Grubbs voting last  _____