

The Hanover Township Board of Supervisors held a **Public Hearing on Wednesday, July 12, 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 that the purpose of this Public Hearing is to consider the request of Mr. James Buchanan to change their property zoning from R-P (Rural Preservation) back to R-1 (Rural Residential). Mr. Makel asks the court stenographer, Sheila Rozanc, to swear-in those who will testify. He then questions who will be the spokesperson. Mr. Buchanan states he is. Mr. Grubbs explains Jim is an airline pilot for American Airlines and his wife is an attorney.

Mr. Buchanan states his name and address; 3259 State Road 18, Hookstown, PA 15050. He continues, "My wife Diane and I are asking to have parcel 340-034-00-00-0025-00, (73.874 acres) and 340-034-00-00-0010-00 (49.571 acres) rezoned back to R-1, which is currently zoned R-P (Rural Preservation). When the property was purchased back in 1996, it was zoned R-1. It was subsequently rezoned in 2005 when there was a zoning map change. We were unaware, until recently, that change had taken place and we are requesting to have the parcels rezoned back to R-1, which happens to be more restrictive than the R-P zoning. There are more uses in the R-P zoning than the R-1 district. We submitted a letter to the Board of Supervisors requesting the zoning change on June 4, 2017. Our request was heard before the Planning Commission on June 27, 2017 where it was unanimously approved by the Planning Commission to be sent to the Board of Supervisors for their approval. The location of the property, being on Route 18, Five Points Road and Steubenville Pike, with the sewage and water at the property, makes more sense for it to be in the R-1 zoning allowing smaller lots than the R-P zoning. We would certainly be happy to answer any questions the board or the public may have. Mr. Makel asks Mr. Lemmi if he has any questions. Mr. Lemmi affirms and asks Mr. Buchanan why he wants to do that.

Mr. Buchanan replies, "As stated earlier for the smaller lot size. In R-1 the lots can go down to one acre without sewage and with sewage as small as 25,000 sq. ft."

Mr. Lemmi asks if Mr. Buchanan is aware of the Clean and Green rule on back taxes that would be involved if Mr. Buchanan makes smaller lot sizes.

Mr. Buchanan states that he is aware that it would go back seven years.

Mr. Lemmi states he just wanted to make sure Mr. Buchanan was aware of that issue. Mr. Buchanan states that he is aware and thanks Mr. Lemmi for bringing that up.

Mr. Makel asks the other supervisors if they have any questions. Mr. Grubbs and Mr. Handick state they do not.

Mr. Makel then asks the public if there are any questions. Mr. Ricard Dietrich states his address as Burgettstown RD1, Five Points Road, 15021. He states he saw the notices on the property and has no objections.

Mr. Makel moves on to Mr. Jedrzejewski and has him sworn in by the court stenographer. He states his address as 47 Jed Lane, Burgettstown, PA 15021 and is here in reference to the letter received from the Township. Mr. Jedrzejewski asks Mr. Buchanan if he has plans for development on the property in question.

Mr. Buchanan states, "We do not have a final plan, but since we purchased the property in 1996, at some time we have planned to develop it because of the location of the property. But there is not a final plan at this time."

Solicitor Makel calls for final questions or comments. There are none.

Mr. Makel requests a motion be made to enter documentation into evidence.

Motion: Enter into evidence the following: 1) application letter and map of Mr. James Buchanan, 2) Proof of Publication, 3) List of Property Owners within 300 feet, 4) Report of the Planning Commission from June 27, 2017.

Motion: Mr. Grubbs 2nd: Mr. Handick
Vote: Mr. Handick-yes Mr. Grubbs-yes, Mr. Lemmi-yes **Motion Passed**

Motion: Close the testimony in this proceeding.

Motion: Mr. Grubbs 2nd: Mr. Lemmi
Vote: Mr. Handick-yes, Mr. Grubbs-yes, Mr. Lemmi-yes **Motion Passed**

Mr. Makel states now is the time to make a decision, or you can wait, but I think you have enough evidence to make a decision tonight. If someone wants to make a motion:

Motion: Modify the zoning classification for parcels 340-034-00-00-0025-00 and 340-034-00-00-0010-00 from R-P Rural Preservation District to R-1 Rural Residential District subject to the following conditions:

1. All fees for this proceeding be paid for by the applicant
2. The applicant complies with all rules and regulations of the Township Zoning Ordinance as it applied to the R-1 Zoning.
3. The granting of this modification of the zoning classification does not entitle the applicant to any future sewage grants or averments to the availability of appropriate capacity in regard to sewage or water for any future development of this property.
4. Granting of this zoning classification to Rural Residential (R-1) also does not guarantee or provide any type of assurance that any type of development would be approved by this modification from R-P to R-1 in terms of the development itself.

Motion: Mr. Grubbs 2nd: Mr. Handick
Vote: Mr. Handick-yes Mr. Grubbs-yes Mr. Lemmi-yes **Motion Passed**

Motion: Adjourn Hearing

Motion: Mr. Handick 2nd: Mr. Grubbs
Vote: Mr. Handick – yes Mr. Grubbs – yes Mr. Lemmi – yes **Motion Passed**

Hearing was adjourned at 7:55pm.



Dale Handick, Chairman



Herbert Grubbs, Vice Chair



Kevin Lemmi, Supervisor

ATTEST: 

Audrey Wingard, Secretary/Treasurer



Date