

**NORTH FAYETTE TOWNSHIP
ZONING HEARING BOARD**

**THURSDAY, MAY 22, 2014
7:30 P.M.**

The meeting was called to order with Mr. Jim Bruni presiding.

MEMBERS PRESENT:

Jim Bruni, Member
John Scott, Alternate Member
Tim Bish, Solicitor
Cheryl Cherico, Secretary

MEMBERS ABSENT:

George Bartha, Chairman
Chip McCarthy, Vice Chairman

OTHERS PRESENT:

Robert Grimm, Township Manager
Candace Gabeletto, Pittsburgh Reporting Service
Buddy Swisshelm, Signtronix
Jeff Bouvy, Signtronix
Greg Bauer, My Laundromat
Margie Bauer, My Laundromat

ADMINISTRATIVE:

Mr. Bruni asked everyone in the audience to please sign the attendance sheet at the back of the board meeting room.

Mr. Bruni asked for a motion to table the minutes from the April 24, 2014, in the absence of Mr. Bartha and Mr. McCarthy.

A MOTION WAS MADE BY Mr. JOHN SCOTT, SECONDED BY Mr. JIM BRUNI, AND CARRIED, TO TABLE APPROVAL OF THE MINUTES UNTIL THE JUNE 26, 2014, ZONING HEARING BOARD MEETING.

ROLL CALL:	JOHN SCOTT	YES
	JIM BRUNI	YES

Mr. Bruni announced that prior to this meeting, the Board held an executive session to receive advice of the Zoning Hearing Solicitor.

Mr. Bruni said notice of tonight's hearing was advertised and the subject property posted pursuant to the requirements of the PA Municipalities Planning Code.

Mr. Bruni asked the court reporter to swear in witnesses and any members of the public wishing to comment during the hearing.

The Court Reporter swore in the witnesses.

Mr. Bruni asked everyone who intended to speak tonight to please stand, state their name and spell it before giving testimony for the accuracy of the Court Reporter's record.

NEW BUSINESS:

1. My Laundromat Variance Request.

My Laundromat, Inc. is requesting a variance from the maximum number of business identification pole signs restriction and the maximum business identification pole sign size restriction of Section 1007.1.A and Table 27-11 of Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended, in order to permit the installation of a second business identification pole sign on property located at 7900 Steubenville Pike in the B-1 Neighborhood Commercial District, currently designated as a portion of Allegheny County Block/Lot No. 690-F-3.

Mr. Bruni entered Exhibits 1 through 8 into the record of this hearing. A copy of the Exhibit List was given to the Court Reporter and she was asked to insert the exhibit list into the transcript as if the list was read into the record.

The Exhibits List included:

1. Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended.
2. Application to Zoning Hearing Board dated April 25, 2014, along with the following attachments:
 - a. Letter dated May 1, 2014 from Margaret Bauer, President of My Laundromat, Inc., to the Zoning Hearing Board explaining need for the requested sign variance.
 - b. Lease dated June 11, 2010 between PMCM Management (Landlord) and My Laundromat Inc, Margaret Bauer, President (Tenant) for premises in the Essex West Building located at 7900 Steubenville Pike, Imperial, PA 15126.
 - c. Lease dated November 1, 2012 between PMCM Management (Landlord) and Seth and Mandy Zora, d/b/a Ask 4 Screen Printing (Tenant) for premises in the Essex West Building located at 7900 Steubenville Pike, Imperial, PA 15126.

- d. Allegheny County Property Assessment Office webpage dated May 1, 2014 showing aerial map of parcel boundaries of adjacent properties (with handwritten markups) in response to Application Item No. 9.
 - e. List of adjacent properties in response to Application Item No. 9.
 - f. Allegheny County Property Assessment Office webpages dated May 1, 2014 for adjacent properties in response to Application Item No. 9 (6 pages).
 - g. Color aerial map illustrating adjacent properties (with handwritten markups) in response to Application Item No. 9.
 - h. Color photograph of subject property (undated) with imposed image of proposed sign and handwritten notations of proposed sign dimensions and setback.
 - i. Color photograph of subject property (undated) with imposed image of proposed sign.
3. Letter from PMCM Investments LLC dated May 10, 2014 to Zoning Hearing Board authorizing My Laundromat, Inc. and Ask 4 Screen Printing to seek the requested sign variance.
 4. Allegheny County Property Assessment Office webpages dated May 2, 2014 for property designated as Allegheny County Block/Lot No. 690-F-3 and providing aerial map showing parcel boundaries with subject property highlighted (3 pages).
 5. Public Notice and Proof of Publication for tonight's public hearing.
 6. Letter from Board Secretary dated May 8, 2014 to Margaret Bauer regarding notice of hearing.
 7. Letter from Board Secretary dated May 8, 2014 to neighboring property owners regarding notice of hearing (6 letters).
 8. Photographs of Notice of Postings.
 9. Five photographs of the surrounding area taken from the roadway (Entered during the hearing).

Mr. Bruni asked a representative to approach the Board and state their case.

Mr. & Ms. Bauer approached the Board.

Ms. Bauer said she and her husband bought the Laundromat four years ago on June 10, 2010. She said it has apparently been there since 1982. She showed the Board some before and after pictures.

Mr. Bish asked if the applicant had copies of the pictures.

Ms. Bauer said no, but if the Board wanted the photographs they could have them.

Mr. Bish said if there were copies, they could be inserted into the record. He said if the photos are all interior, they don't need to be inserted in the record.

Ms. Bauer said they are interior. She said she wanted the Board to see the before and after since they really have a significant investment into the business. She said typically when people think of a laundromat, they think of the before pictures of an old laundromat. She said that is not what they are, this is a legitimate business that is putting their kids through school and how they are making a living. She said they found this is a little gold mine in this area. She said it's a great area, but transient with people coming and going. Some people that have been here forever will still say they didn't know we were here. She said word of mouth is great, but to get them there isn't easy. Once they get there, they don't know they are there because they don't know there is a back to the building.

Ms. Bauer presented more pictures to the Board and said the Board could keep these.

Mr. Bruni asked how many photographs.

Ms. Bauer said five or six. She said she took them from out of the windshield of her car so the Board could get an idea of what is visible as they are driving down Steubenville Pike. She said if you made it and you turned down Logan Road, this is what you would see as you're turning down (pointing to the one of the pictures). She said for people coming up Logan Road, there is no problem. You can see it from the back and it's great. She said that's not where everybody is coming from. She said they come from the left or the right on Steubenville Pike.

Mr. Bish said they would insert all of the photographs as one exhibit.

Ms. Bauer pointed to another photograph and said that is coming from the other end from five-points intersection. She said people will call and say they are at Essex Plaza in front of Judy Dewey's or Garden of Eating, our landmarks. She said another picture is just farther away to get a bigger overview. She said they tell people if they pass an airplane they went too far, another landmark. She said they just want a sign because they are hidden and people don't know they are back behind the building. She said they have put too much into this to leave and they know there is more business to come if people knew where they were located.

Mr. Bish said they would insert the five photographs of the surrounding area that are taken from the roadway as Exhibit 9.

Mr. Swisshelm said he works for the manufacturer of the product and he wanted to make a couple statements. He said he thinks the hardship there is a couple-fold. As they have said, they are behind and nobody knows they are back there, they have no representation and the sign that is out there is considered a non-read. He said there is simply too much on it and that's their difficulty. He said they have people that literally say they are in the parking lot, but can't find them. He said more importantly, there are people who are dropping off their laundry from Marcellus gas going down the road trying to find this place and slamming on their brakes while trying to figure out where to turn. He said it's because you can't change it and you can't see the back of the building. He said there is a way to get people to know they are back and that is with

the sign. He said it's the only way we know we can get people to notice them. He said this would eliminate the people that aren't trying to find them and eliminate any safety issues with somebody trying to find them. He said they are just trying to find a way to market what should be a front business, but it's in the back of the building and that is really what their hardship is. He said the landlord has absolutely no issue with the location of the sign or the fact that they are advertising. He said nobody else on the back wants to advertise so the other businesses back there are not looking to add to it. He said this is mainly designed to take the back of this business and bring it around to the front so that people can find it. He said this is not your average laundromat, this is a nice laundromat and the feeling is that if people did find it, they would come back.

Mr. Bouvy said after the last meeting with Ms. Ludwig, he said they did go to the other tenants in the back since this would be a one shot hearing to see if they wanted to get onto this sign pole or not. He said everybody chose not to except the print shop. He said they did do their due diligence to see if anyone else wanted to get on the sign.

Mr. Bruni asked if the sign would be sitting on the grass right in front of the fence.

Mr. Bauer said no, it's behind the fence. He said if he saw an aerial view, there would be the fence and then a little bit of a hill going down. He said there is a utility transformer and the sign would go right between the transformer and the wall.

Mr. Bruni said there is landscaping back behind there. He asked if it would be where the landscaping is located.

Mr. Bauer looked at the photographs and pointed to one to show where the fence was located.

Mr. Bish said he wanted to clarify for the record that he is pointed to one of the photographs from Exhibit 9.

Mr. Bauer said the fence is right there and the sign would be behind the fence.

Mr. Bruni asked if it would be immediately behind the fence or 15 feet behind the fence.

Mr. Bauer said it would be about 6 feet from the fence downhill because the hill drops from the fence. He said it has the same slope as Logan Road.

Mr. Bruni said he was familiar with the slope. He asked if the sign would be set back 15 feet from Logan Road.

Mr. Bouvy said Ms. Ludwig had said the setback must be 15 feet so that is where they want to place the pole.

Mr. Bish asked if that was from both roads.

Mr. Bouvy said yes, from the front road it would be very far because there is the parking lot in front of the area. He said the setback from Logan Road on the side would easily be 15 feet.

Mr. Bauer said it would definitely be 15 feet from Logan to the edge of the sign.

Mr. Bruni said it also indicates that there is going to be an LED sign in the middle.

Mr. Bauer said yes, it's a tri-color digital.

Mr. Bouvy said yes.

Mr. Bruni asked what they intended to advertise on the sign.

Mr. Bauer said it would have store hours, time, temperature and maybe specials.

Mr. Bruni asked if it would be just alphanumeric, not pictures and wouldn't flash.

Mr. Bauer said it could have pictures.

Mr. Swisshelm said this is a non-flashing model. He said it is tri-color so it could show photos. It does have animations, but that's ruled by whatever the Board decides as to whether you want animation or not. An animation such as a cartoon would be a good example on that.

Mr. Bruni asked if that would be the only part of the sign that would be illuminated.

Mr. Swisshelm said the others are internally lit.

Mr. Bruni asked for more details.

Mr. Swisshelm said the purpose of the digital sign is to draw attention to let people know they are back there and they are going to advertise specials and things.

Ms. Bauer said the drop-off laundry service is something they want to advertise. She said they also have WiFi, vending machines, soap and things like that.

Mr. Swisshelm said he had one correction. He said just in looking at the paperwork, he said this actually has the ability for other colors if she chooses to, not just red, green and amber. He said it could show blue as an example. As for the height of the sign, could you put a picture on it if you wanted to, yes, but the pixels are not very high.

Ms. Bauer said they would do whatever the Board wanted them to do.

Mr. Swisshelm said the best message is a snap and erase message. He said that is simply that the entire message fits on the sign, there is a pause of usually five seconds and then a new message appears without it needing to do something for it to get there. He said they use it for PennDOT's road crew signs so you know it is men at work and you know you need to slow down, but you don't see the message developing.

Mr. Bruni said he is gathering that where it would be located that there would be no traffic obstruction.

Ms. Bauer said no, not at all.

Mr. Bauer said the sign is not going to block anything coming up Logan. Going downhill, he said the sign is off to the left.

Mr. Bruni asked about pulling out of the parking lot.

Mr. Bauer said no, it's not even near it.

Mr. Bruni asked the square footage of the current sign.

Ms. Bauer said Frank did that.

Mr. Swisshelm said they were told that it was maximized.

Mr. Bouvy said he knows they were trying to figure out the total square footage of all signs on the property, but there are some businesses that are gone that left their signs. He said it was a little hard to determine the square footage of the signs.

Ms. Bauer said she thought all of that was done.

Mr. Bouvy said it was their understanding that was something that was behind them at this point.

Mr. Bruni said they could determine the square footage of the existing pole sign.

Ms. Bauer said they might be able to determine from the picture.

Mr. Bish said if they haven't measured the sign, then they need to testify that they haven't measured it. He said they don't want guesses.

Ms. Bauer said she thought they did that and it was in Ms. Ludwig's file. She said everything was in Ms. Ludwig's file.

Ms. Cherico said she didn't know Ms. Ludwig had that.

Ms. Bauer said she has that.

Mr. Bruni said they could leave that question open. He said he was trying to determine what the total square footage of signage would be on the property if this sign would be installed and how much would that exceed the zoning requirement.

Ms. Bauer said she really thought that was done.

Mr. Bruni asked Mr. Grimm if he knew.

Mr. Grimm said he was not aware.

Ms. Cherico said she didn't know if Ms. Ludwig had anything that she didn't have in the Zoning Hearing Board records.

Mr. Grimm asked Ms. Cherico if she had an idea of where Ms. Ludwig's file might be. He said he would go to her office and look.

Mr. Swisshelm said he believed they were adding 30 square feet with the new sign.

Mr. Bruni said the new sign looks more like 54 square feet based on quick calculations. He said right now nobody knows the total square footage of signage on the property so we will just leave it at that. He asked if there were any right-of-way issues or easements to cause concern.

Ms. Bauer said no.

Mr. Bruni asked if there were any plans for any additional landscaping or anything around the sign.

Ms. Bauer said no, they would just keep up with what is already there.

Mr. Scott asked if they had a sign on the existing pole sign.

Ms. Bauer said yes, they have a strip on it.

Mr. Bruni asked if they had any discussions with the landlord to increase their presence on that existing sign.

Ms. Bauer said the landlord is more of a go ahead guy. If it is something that should be done, we just take it off the rent. She said that is half of the problem with all of the signs on the building because he tells everybody to just go ahead. She said they had talked to the landlord before all of this started and told him what they wanted. It's not going to happen.

Mr. Bruni said he was confused if he's a go ahead guy.

Ms. Bauer clarified saying he told them if they want to go put their own sign up to go ahead. She said he is not going to invest any money into a sign.

Mr. Bruni asked if they were able to adjust the existing sign.

Ms. Bauer said it is a preset structure already. She said to alter or redo the whole thing would get into a lot more money and each space is already occupied by somebody. She said he needs something that says around the back and it's not happening.

Mr. Bruni asked if the little separate areas could be modified.

Ms. Bauer said not enough.

Mr. Bauer said it's based on how many spaces are in the building and possible spaces. She said every once in a while somebody can get a space. She said a few can put specials on their sign.

Mr. Bruni said so the sign can be modified then.

Ms. Bauer said she would guess that is possible, but it would take the landlord to invest money.

Mr. Bauer said the sign that they want to do, if they would happen to move would be taken with them.

Mr. Bruni asked if they considered any other sign designs or locations for the sign.

Ms. Bauer said they had a banner in that corner.

Mr. Bauer said they went with Signtronix to design the sign for them. They said we could put a flag type sign on the building. She said no, they didn't want to attach it to the building and asked if they could do a pole sign. Signtronix said yes we can do a pole sign and we told them the design we wanted. She said they asked Signtronix to give them some kind of options.

Mr. Bruni said so, you did consider other options.

Ms. Bauer said yes, but not part of the existing structure sign.

Mr. Bruni said okay.

Mr. Bauer said it comes back to where the landlord said whatever you want to do, go ahead and figure it out.

Mr. Bruni asked if the acquisition of the sign is pending the Board's approval.

Ms. Bauer said they have it.

Mr. Bauer said it is in their warehouse right now.

Ms. Bauer said they are actually expanding into the space beside them. Her husband's brother is an architect and he's drawing it up, but the sign is already there.

Mr. Bruni said so you purchased the sign already.

Ms. Bauer said yes, they purchased it.

Mr. Bauer said it's sitting there waiting.

Mr. Bruni asked if Mr. Scott had any further questions.

Mr. Scott said he was still trying to figure out how on this existing sign if they could just take down one that's not being used. He said he didn't know the technology on how you do that kind of thing.

Ms. Bauer asked to take the big one down.

Mr. Scott said yes, the one that's there. If they want to put their own sign there, he asked how they would go about doing it.

Ms. Bauer said they are not replacing that, they were going to the side of it.

Mr. Bauer said the existing sign.

Mr. Scott said he understood what they are doing.

Mr. Bauer said on their space the actual sign says My Laundromat and it's approximately 8" by 40".

Mr. Scott said yes he can see it from there.

Mr. Bauer said it is on what he called a directory and not a sign.

Mr. Scott said what he is asking is whether they could have a lower level on that sign.

Ms. Bauer asked if Mr. Scott was basically asking why isn't he doing this.

Mr. Bauer said there are so many spaces in that plaza that even if it said lower level it wouldn't catch people's eyes unless there was room to pull into the parking lot. He said the parking lot is small. He said in some of the industrial parks there is a directory. People can pull in and see it's in Building 2. He said they don't have that option.

Mr. Swisshelm said he thinks one of the things that lends itself to answer the question is the effectiveness. He said it may not be as big of a concern. That little thing out there is a non-read. He said nobody knows it and nobody sees it. He said the other businesses have that advantage because they are a storefront. Maybe they don't see that pylon sign, but they see the storefront. He said the businesses behind don't have that advantage and that's sort of why they wanted something a little bit larger in size, something they would actually notice. He said they are definitely a volume business. He said one person dropping off their laundry doesn't make or break them, it's a volume business and that's the real reason.

Mr. Bruni said before he asks for Township comment, he asked Mr. Bish if he had any questions.

Mr. Bish said he did not at this time.

Mr. Bruni asked if the Township had any comments or questions.

Mr. Grimm said as the application states, they are looking for a second pole sign on a piece of property. He said the zoning ordinance is clear, permitting one per business.

Mr. Bish said or lot.

Mr. Grimm agreed.

Mr. Bish asked if it was one per lot.

Mr. Grimm said yes, one per lot. He said the concern that the Township has is that they have had an ongoing issue with signage, especially on Steubenville Pike and primarily temporary sign. He said this would not be a temporary sign but it raises the flag for any type of signage. He said the Township just adopted a Comprehensive Plan which includes provisions in that plan or recommendations for an overlay district, streetscaping work along Steubenville Pike not only to make it more pedestrian friendly but to improve the overall appearance. He said while he understands and to some degree agrees with the plight that the Bauer's have in terms of the location of the laundromat, putting a second sign up is a concern for the Township. There are other businesses, other properties along Steubenville Pike that have the directory type, more of a directory type sign that has more businesses than this one sign. He said it is similar situations, except those are multiple buildings instead of one building. He said the Township would like to see a creative solution to this if it's possible. He said they haven't been able to think it through, but it's just a concern that there would be two pole signs on the property in a precedence setting situation. He said the Township believes that added signage on Steubenville Pike right now would be contrary to what the goal of the comprehensive plan is and that is to improve the overall streetscape and appearance of Steubenville Pike. He said going through the packet of information that Ms. Ludwig had at her desk, there is no notation in terms of the square footage of the current sign.

Mr. Bruni said thank you and asked if there were any other comments.

Ms. Bauer said yes, getting back to Mr. Grimm's comment about the Comprehensive Plan, they still have things that they need to get through to do this. She said they still have to prove hardship. She said anybody that is going to put up a second pole and wants to do what we want to do would still have to sit here and prove.

Mr. Grimm said that is understood. He said the point that he was trying to make with the Comprehensive Plan is that the Comprehensive Plan is a different product than the Zoning Ordinance or Subdivision and Land Development Ordinance. He said the Comprehensive Plan is the basis of all other regulations that are implemented by the Township. It's a vision of what we would like the township to look like and be in the future.

Ms. Bauer said she understands that. She asked if the Comprehensive Plan then would have to include if there is an around the back part of the building. She said then it would have to address the around the back, the rear of buildings.

Mr. Grimm said it is certainly part of the situation or part of the consideration and the fact that the building is situated in a way that is conducive to front and back business. He said in talking to a variety of people throughout the course of the day today, that laundromat and not under the current ownership or necessarily with the condition of the current laundromat, has been a laundromat in that location in excess of 15 years that he is aware.

Ms. Bauer said since 1982.

Mr. Grimm said so they are looking at over 30 years of operation in that location and it's been an ongoing business. He said he won't speak to viability of the business, but it's been an ongoing

business for 32 years. He said he thinks there is some legitimacy in the current situation and he also thinks some responsibility on the part of the landlord to accommodate all of the tenants that he has there.

Ms. Bauer said she couldn't agree more on that. She said they are type A people that just want to get it done, so they aren't going to wait for the landlord in order to get it. She said they are originally from the city and now in the North Hills but it is her understanding that this area has gone from a single A school district and the population has grown. She said those that knew that laundromat was back there since 1982 would be very surprised at what it is now. She said people are still surprised and didn't know we were here and that needs to be out. The sign was going to be the point. She said they have advertised and will again in the Allegheny West Magazine, but she said she could do that all she wants and it doesn't help people find them when they get there. She said they are passing it up or slamming on their breaks or turning around in the front parking lot. The front is not that wide so then they have to come back around and go down. She said the sign would be their landmark so they aren't saying we are behind Garden of Eating or Judy Dewey's. She said it would be good for everybody and she agrees that the landlord should do it, but he's not. She said they need something to legitimize it and it is not happening with the landlord. She said they are paying for a sign that is collecting cobwebs and they will do whatever is necessary.

Mr. Bauer said she advertises in all of the hotels and magazines.

Ms. Bauer said yes, Google My Laundromat, Imperial. She said they need something to legitimize the business and they figured the sign would do it. She said it's not happening with the landlord. After four years, it's not happening.

Mr. Bauer said someday they may break ground on their own.

Ms. Bauer said no, they aren't.

Mr. Swisshelm asked if it would be possible for him to see the picture of the sign at the plaza.

Mr. Bruni asked which one.

Mr. Swisshelm said the old sign.

Mr. Grimm asked if he meant the current sign.

Mr. Bish held up the picture.

Mr. Swisshelm said yes, that is the one.

Mr. Bauer said you can't put anything on the sides of that sign. He said that sign is about 10' wide.

Ms. Bauer said you would have to add a pole.

Mr. Swisshelm asked if they were mounting a side pole.

Mr. Bouvy said it would be a center pole mount.

Mr. Bauer said they have two sign. He asked what they planned on putting on the sign.

Mr. Swisshelm said they could put it on the side here.

Mr. Bauer asked what they were putting on the sign.

Ms. Bauer asked if they were talking about putting their sign on the side.

Mr. Bauer said no, they can't do that it would be hokey.

Ms. Bauer said that would obstruct something. She said they can't go above that. She said maybe in the Township's thing when there is an around the back business, you could address the sign as they do it. She said this has been here. She said they are all in that spot and agree the landlord should do it.

Mr. Grimm said from time to time Ms. Ludwig mentioned her initial conversation with Ms. Bauer. He said they struggled to find a creative solution to help her out. He said that's just how we are and we would rather help you out than just say no.

Ms. Bauer said she really does understand this process and they have to keep order. She said she gets that and that's really not the issue. She said it is just a funny circumstance and the landlord should do it. She said she agrees and it's just not happening.

Mr. Bauer asked if they could mount that pole to the side of the building and jet up above the peak.

Mr. Grimm said then it gets into height issues and things like that.

Mr. Bauer said they could try and keep it a little bit lower than the peak of the building.

Mr. Grimm said alternatives and creativity is what is needed.

Mr. Bruni said he couldn't answer the questions because he didn't know the answer without checking the rules.

Mr. Bruni said at this time if there are no other comments, the Board would recess for Executive Session at 8:10 p.m.

The Board reconvened at 8:22 p.m.

Mr. Bruni announced that the Board was not going to make a decision tonight. He said they would like some additional information before making a decision and would like the information submitted at a minimum of one week before the next meeting schedule on Thursday, June 26, at 7:30 p.m. The information they want includes the square footage of the existing pole sign. He said they also want a better understanding of the ability to reconfigure or the inability to

reconfigure the existing panels on the current pole sign. He said they also want to know the square footage of the existing wall signs and any other signage on the building. He said they want to know whether or not there is an ability to locate a wall sign anywhere else on the building. He said they want the information by Thursday, June 19, to give the Board time to review before the meeting.

Mr. Swisshelm said he had a question for clarification. He asked if the third item requested was about finding a place on the building to mount the sign, another place to put it on the building.

Mr. Bruni said they are asking if it would be possible to mount the sign.

Mr. Bish said a wall sign somewhere else on that building.

Ms. Bauer asked if that would have the same impact potential that it would have if it were on a pole. She asked if they knew what she meant.

Mr. Bruni said yes.

Ms. Bauer said if she could stick it on the back above their laundromat now it wouldn't make any sense.

Mr. Swisshelm said he thought they meant on the front.

Mr. Bish said on the front or the side.

Mr. Bruni said somewhere on the building that would have the impact that they desire.

Ms. Bauer said they want the square footage of the existing signs, all of the signs. She said she thought Frank did this already.

Mr. Bish said if they are going to put up a wall sign, the Board and the Township would need calculations of all current signs on the building to determine if a variance would be needed if they were going to go that route.

Ms. Bauer said she thought they already determined they needed a variance.

Mr. Bish said he believed wall signs are calculated differently than pole signs. He said he could be wrong on that.

Mr. Swisshelm asked if he was talking about a wall sign single sided, a wall sign double sided, either or, or simply flush mounted. In other words, he asked if they could have a wall sign that comes off of a building or a wall sign that goes on the building flush.

Mr. Bish said he thought they were speaking of flush because otherwise he believed that's called a different type of sign in the Zoning Ordinance.

Mr. Swisshelm said thank you.

Mr. Bish said if that is an option, if there is something that's permitted under the Township code to permit a sign with a corner that comes out of the corner. He said he forgot what those signs are called but there's some terminology for them. If that is permitted, he said there may be an option.

Mr. Swisshelm said so in other words if she had her Laundromat in the front, she would have a sign in the front. She's around back but there might be space in the front to put it that would do the same thing to let people know it is in the back.

Mr. Bruni said that was correct.

Mr. Bish said just because they are in the back doesn't mean that they can't have a wall sign. He said they are still a business in the building. It just depends. He said he knows the way the building is constructed that it's difficult to put a wall sign in the front.

Ms. Bauer asked about on the roof.

Mr. Bruni said they weren't going to answer that tonight because they don't have the answer.

Mr. Bish said they want to go through that process. He said the Board needs to know that information because one of the requirements they have to prove is the five criteria that are listed on the application form. These five criteria are under the municipality's Planning Code for the granting of a variance. One of those is whether it is the minimum necessary to afford relief. So is the variance that the applicant is requesting the minimum to provide the relief that you are requesting. He said there may be another proposal out there that provides the ability to do it without a variance or with a smaller variance. He said that is the information that they are trying to collect so the board can go through that criteria and determine if they comply with those.

Mr. Bruni said the message that the Board got from the Township from Mr. Grimm is they want to work with you as well. So if there is anything they can do to help with this, I'm sure Mr. Grimm is willing.

Mr. Grimm said certainly. He said the Township certainly appreciates the fact that these people have invested a significant amount of money into their business and they are looking to maintain a good business in the community.

Mr. Bauer said with a higher quality of service.

Mr. Grimm said the Township certainly doesn't want to limit their ability any more than is necessary.

Mr. Bruni asked if anyone had any further questions or comments. Hearing none, he asked for a motion to continue the hearing until the June 26, 2014, Zoning Hearing Board meeting.

A MOTION WAS MADE BY Mr. JOHN SCOTT, SECONDED BY Mr. JIM BRUNI, AND CARRIED, TO CONTINUE THE HEARING TO THE JUNE 26, 2014, ZONING HEARING BOARD MEETING.

ROLL CALL:

**JOHN SCOTT
JIM BRUNI**

**YES
YES**

COMMENTS:

Mr. Bruni asked if there were any comments or questions about anything. There were none.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. JOHN SCOTT, SECONDED BY Mr. JIM BRUNI, AND CARRIED, TO ADJOURN THE MEETING AT 8:29 P.M.

Respectfully submitted,

Cheryl Cherico
Zoning Hearing Board Secretary