

**NORTH FAYETTE TOWNSHIP
ZONING HEARING BOARD**

**THURSDAY, JANUARY 22, 2015
7:30 P.M.**

The meeting was called to order with Mr. George Bartha presiding.

MEMBERS PRESENT:

George Bartha, Chairman
Jim Bruni, Member
Alyssa Golfieri, Assistant Solicitor
Cheryl Cherico, Secretary

MEMBERS ABSENT:

Chip McCarthy, Vice Chairman
John Scott, Alternate Member

OTHERS PRESENT:

Laura Ludwig, Township Community Development Director
Tim Bish, Solicitor
Nicole Rohm, Pittsburgh Reporting Service
Shawn Jones, Heritage Valley Health System

REORGANIZATION

Mr. Bartha asked for a motion for the nomination of Chairman for the Zoning Hearing Board for the ensuing year.

A MOTION WAS MADE BY Mr. JIM BRUNI, SECONDED BY Mr. GEORGE BARTHA, AND CARRIED, TO NOMINATE GEORGE BARTHA AS CHAIRMAN FOR THE ZONING HEARING BOARD FOR THE ENSUING YEAR.

ROLL CALL:	JIM BRUNI	YES
	GEORGE BARTHA	YES

Mr. Bartha asked for a motion for the nomination of Vice Chairman for the Zoning Hearing Board for the ensuing year.

A MOTION WAS MADE BY Mr. JIM BRUNI, SECONDED BY Mr. GEORGE BARTHA, AND CARRIED, TO NOMINATE JAMES “CHIP” McCARTHY AS

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

Mr. Bartha asked the Court Reporter to swear in witnesses and any members of the public wishing to comment during any of the hearings.

The Court Reporter swore in the witnesses.

NEW BUSINESS:

1. Heritage Valley Medical Group, Inc. Variance Request.

Heritage Valley Medical Group, Inc. is requesting a variance from the maximum number of business identification wall signs restriction of Section 27-1007.1.A and Table 27-11 of the Zoning Ordinance to permit the installation of a third business identification wall sign for Heritage Valley Health System on the existing building known as 300 Penn Lincoln Drive located on property known as 200 West Allegheny Road in the B-1 Neighborhood Commercial District, currently designated as a portion of Allegheny County Block/Lot No. 799-D-13.

Mr. Bartha entered Exhibits 1 through 12 referenced on the Exhibit List into the record of this hearing. He asked the court reporter to insert those exhibits into the transcript as if the exhibit list was read into the record.

Exhibits Entered at January 22, 2015 Hearing:

1. Chapter 27 of the North Fayette Township code of Ordinances, Zoning, as amended.
2. Application to Zoning hearing Board dated December 17, 2014, along with the following attachments:
 - a. Aerial map dated August 28, 2014 showing parcel boundaries with subject property, currently designated as Allegheny County Block/Lot No. 799-D-13, highlighted.
 - b. Third Amendment of Lease dated March 2014 between Penn Lincoln Associates (Landlord) and Heritage Valley Medical Group, Inc. (Tenant).
3. Site Plan, dated December 7, 2001, prepared by Morris Knowles & Associates, Inc. with a handwritten notation of the location of the subject building on the subject property.
4. Sign plan, dated November 10, 2014, prepared by Advance Sign illustrating the dimensions, design, and proposed location of the new business identification wall sign on the building located on the subject property.
5. Letter from Marco Pompeo of Penn Lincoln Associates dated January 19, 2015 authorizing Heritage Valley Medical Group, Inc. to seek the requested sign variance.

6. Allegheny County Property Assessment Office webpages dated December 30, 2014 for property designated as Allegheny County Block/Lot No. 799-D-13 and providing aerial map showing parcel boundaries with subject property highlighted (4 pages).
7. Public Notice and Proof of Publication for tonight's public hearing.
8. Letter from Board Secretary dated January 9, 2015 to Heritage Valley Health System regarding notice of hearing.
9. Letter from Board Secretary dated January 9, 2015 to Penn Lincoln Associates regarding notice of hearing.
10. Letter from Board Secretary dated January 9, 2015 to Advance Sign Co. regarding notice of hearing.
11. Letter from Board Secretary dated January 9, 2015 to neighboring property owners regarding notice of hearing (15 letters).
12. Photographs of Notice of Posting (2 photos).

Mr. Bartha asked a representative to approach the Board and present their case.

Mr. Jones approached the Board and said he is the construction manager for Heritage Valley. He said they lease the spot in Penn Lincoln Shopping Center and there are currently two signs on that building, one that faces Steubenville Pike and one that faces Penn Lincoln Drive. He said they are asking to place another sign on the opposite wall that faces the Post Office and the remainder of that shopping center to pick up traffic that is coming that way. He said they are just looking for a little more visibility.

Mr. Bartha asked if there was any signage currently on that wall.

Mr. Jones said there is no signage at this point on that wall. He said they want to locate it above where their entrance vestibule is located.

Mr. Bruni asked if the sign would be the same design as the existing signage.

Mr. Jones said they are actually replacing the other two existing signs with ones that are white and this one would be the same. He said the existing signs are more of a green. He said all three signs would be the same.

Mr. Bruni asked if the sign would be lit internally.

Mr. Jones said yes.

Mr. Bartha said when it comes to lighting, they always want to know if there would be any external lights shining out.

Mr. Jones said they are internally lit box type lights.

Mr. Bruni asked if these would be the only signs identifying the business, no small, temporary signs presently on the property.

Mr. Jones said there would be a few small graphics that are on the existing windows, but no other signs on the building.

Mr. Bartha said as he understands it, and Ms. Ludwig can confirm, this is just a variance request for the third sign and this does not exceed the total square footage for signage for the building.

Ms. Ludwig said correct.

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

Ms. Ludwig said there is an entrance to that plaza off of West Allegheny Road so this signage would service traffic entering from that side. She said geographically, the way the building and the site are positioned there is cause for the third sign and the Township has no issues with it. She said it was a reasonable request and there are a handful of other establishments throughout the township that do have three signs.

Mr. Bartha asked if there were any public comments or questions.

There were none.

Mr. Bartha asked if anyone had any further comments or questions. Hearing none, he asked the Board for a motion to close the public hearing.

A MOTION WAS MADE BY Mr. JIM BRUNI, SECONDED BY Mr. GEORGE BARTHA, AND CARRIED, TO CLOSE THE PUBLIC HEARING.

ROLL CALL:	JIM BRUNI	YES
	GEORGE BARTHA	YES

Mr. Bartha asked for a motion on the application.

A MOTION WAS MADE BY Mr. JIM BRUNI, SECONDED BY Mr. GEORGE BARTHA, AND CARRIED, TO APPROVE THE APPLICATION FILED BY HERITAGE VALLEY MEDICAL GROUP, INC. (THE “APPLICANT”) REQUESTING A VARIANCE FROM THE MAXIMUM NUMBER OF BUSINESS IDENTIFICATION WALL SIGNS RESTRICTION OF §27-1007.1.A AND TABLE 27-11 OF CHAPTER 27 OF THE NORTH FAYETTE TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED, (THE “ZONING ORDINANCE”) RELATED TO THE INSTALLATION OF A THIRD BUSINESS IDENTIFICATION WALL SIGN FOR HERITAGE VALLEY HEALTH SYSTEM ON THE EXISTING BUILDING KNOWN AS 300 PENN LINCOLN DRIVE (THE “EXISTING BUILDING”) LOCATED ON PROPERTY KNOWN AS 200 WEST ALLEGHENY ROAD IN THE B-1 NEIGHBORHOOD COMMERCIAL DISTRICT, CURRENTLY DESIGNATED AS ALLEGHENY COUNTY

BLOCK/LOT NO. 799-D-13, (THE “SUBJECT PROPERTY”) IN ACCORDANCE WITH THE APPLICATION MATERIALS, PLANS, AND TESTIMONY ACCEPTED INTO THE HEARING RECORD BY THE BOARD AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Compliance with Laws.** The Applicant and the use and development of the Subject Property shall comply with all applicable Federal, State, County, and Township laws, statutes, ordinances, resolutions, and regulations, including but not limited to the Zoning Ordinance.
2. **Permits and Approvals.** The Applicant shall apply for and obtain any and all necessary Federal, State, County, and Township permits and approvals for the installation of the proposed wall signs on the Subject Property. The Applicant and the use and development of the Subject Property shall comply with all such Federal, State, County, and Township permits and approvals.
3. **Sign Variance Scope.** The variance from the maximum number of business identification wall signs restriction of §27-1007.1.A and Table 27-11 of the Zoning Ordinance is strictly limited to permitting the installation of a third business identification wall sign for the Applicant (the “Proposed Wall Sign”) on the Existing Building located on the Subject Property in accordance with the designs, sizes, and locations shown on the sign plan, dated November 10, 2014, prepared by Advance Sign and entered into the hearing record as Exhibit “4” (the “Sign Plan”).
4. **Sign Restriction.** In light of the grant of this variance for the Proposed Wall Sign, no further permanent or temporary signs on the Subject Property shall be installed, applied, or placed which do not comply with all applicable Federal, State, County and Township laws, statutes, ordinances, resolutions, and regulations, including but not limited to the Zoning Ordinance.
5. **Installation Deadline.** The installation of the Proposed Wall Sign shall be completed no later than six (6) months from the date of this decision.
6. **Variance termination.** The variance granted by this decision is specific to the Proposed Wall Sign as referenced in the exhibits and testimony entered into the hearing record by the Board. This decision shall have no precedential value for similar applications by the Applicant or any other applicant at any location in the Township. The variance granted by this decision shall automatically expire and terminate immediately upon the Applicant ceasing to operate within the Existing Building located on the Subject Property.
7. **Failure to Comply.** Failure to comply with the above referenced terms and conditions of this decision shall result in the variance being rendered null and void.

ROLL CALL:	JIM BRUNI	YES
	GEORGE BARTHA	YES

COMMENTS:

Mr. Bartha asked if anyone had any comments or questions about anything.

There were none.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. JIM BRUNI, SECONDED BY Mr. GEORGE BARTHA, AND CARRIED, TO ADJOURN THE MEETING AT 7:48 P.M.

Respectfully submitted,

Cheryl Cherico
Zoning Hearing Board Secretary