

# **NORTH FAYETTE TOWNSHIP ZONING HEARING BOARD**

**Thursday, February 25, 2021**

**7:00 PM**

**ONLINE VIA ZOOM**

Due to the current need for social distancing due to the COVID-19 pandemic, the hearing will be conducted online via Zoom as permitted under PA Act 15 of 2020. Any interested members of the public are invited to attend and participate in the public hearing.

COVID-19 PUBLIC PARTICIPATION NOTICE: For information regarding how to attend and participate in this public hearing by teleconference or video conference, please email [meetings@north-fayette.com](mailto:meetings@north-fayette.com) or contact the Township Manager at (412) 788-4888.

## **I. CALL TO ORDER**

## **II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**            Brant Miller, Chairman  
                                 Dan Patterson, Vice Chairman  
                                 John Scott, Member  
                                 Chip McCarthy, Alternate Member  
                                 Matthew Marshall, Esq., Solicitor  
                                 Debbie Midgley, Recording Secretary

## **IV. PUBLIC COMMENT** (on agenda action items only, excluding public hearing)

## **V. ADMINISTRATIVE**

1. Call for a motion to approve the minutes from the January 28, 2021 meeting.
2. Prior to this meeting, the Board held an executive session to receive advice of the Solicitor.
3. Notice of tonight's hearings was advertised, and the subject properties posted pursuant to the requirements of the Pennsylvania Municipalities Planning Code.
4. Court reporter to swear in witnesses and any members of the public wishing to comment during tonight's public hearings.

## **VI. OLD BUSINESS**

## **VII. NEW BUSINESS**

1. **Application ZHBA-2021-3 – Coen Markets Special Exception & Variance Request**

- a. *Open Public Hearing.*
- b. *Summary:* An application filed by Coen Markets, Inc. requesting a use by special exception to use property located at 500 Market Place Drive in the B-1 Neighborhood Commercial District, currently designated as Allegheny County Parcel ID No. 799-G-3 as a “Service Station” pursuant to Table 27-1 and Sections 27-802(1) and 27-803(1)(H) of the Zoning Ordinance and requesting variances from the maximum ground elevation for signs on canopies requirement under Section 27-205(6)(B)(10)(d), and the canopy lighting requirements under Section 27-205(6)(B)(10)(f) of the Zoning Ordinance to permit the construction of a gas pump canopy with signage and fascia backlit lighting on the Property, as well as, variances from the maximum pole sign height requirement under Section 27-1007 and Table 27-11, the maximum pole sign size requirements under Section 27-1007 and Table 27-11, the maximum gas price sign face requirements under Section 27-1008(10)(F), and the backlight prohibition on pole signs under Section 27-703(1)(OO)(4) of the Zoning Ordinance to permit the construction of a pole sign on the Property.
- c. *Board Exhibits:* Exhibits 1 through 8 referenced on the Exhibit List prepared by the Board Solicitor are entered into the Record of this hearing. The court reporter will insert those exhibits into the transcript as if the Exhibit List was read into the Record.
- d. *Applicant’s Case.*
- e. *Township’s Case.*
- f. *Public Comment.*
- g. *Executive Session* (if necessary).
- h. Call for a motion to *Close* or *Continue* the Public Hearing.
- i. Call for a motion to *Table* or *Act* on the Application.

**VIII. PUBLIC COMMENT**

**IX. ADJOURNMENT** [Chair can adjourn meeting at end of the agenda without motion]

