



TOWNSHIP OF NORTH FAYETTE ZONING HEARING BOARD MEETING 7:00 P. M. Thursday, April 27, 2023

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- Brant Miller, Chairman
- Dan Patterson, Vice Chairman
- John Scott, Member
- Chip McCarthy, Alternate Member
- Anthony Cosgrove, Esq., Solicitor
- Debbie Midgley, Recording Secretary

4. PUBLIC COMMENT (on agenda action items only, excluding public hearing(s))

5. REORGANIZATION

1. Call or a motion to appoint _____ as Chairman for the Zoning Hearing Board for the ensuing year.
2. Call for a motion to appoint _____ as Vice-Chairman for the Zoning Hearing Board for the ensuing year.
3. Call for a motion to appoint **Debbie Midgley** as Recording Secretary for the Zoning Hearing Board for the ensuing year.
4. Call of a motion to reappoint **Matthew Marshall** and the law firm of **Dillon McCandless King Coulter & Graham, LLP** as Solicitor for the Zoning Hearing Board in accordance with the rates and terms referenced in the letter dated December 9, 2021.
5. Call for a motion to appoint each Zoning Hearing Board member as a hearing officer.

6. Administrative

1. Call for a motion to approve the minutes from the December 22, 2022 meeting.
2. Prior to this meeting, the Board held an executive session to receive advice of the Solicitor.
3. Notice of tonight's hearing 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

7. **OLD BUSINESS**

8. **NEW BUSINESS**

8.1. **Application ZHBA-2023-1 - Allegheny Health Network Variance Application**

8.1.i. Open Public Hearing

8.1.i.1. Summary:

An application filed by Allegheny Health Network requesting: 1) a special exception under Section 27-704 of Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended (the "Zoning Ordinance"), in order to permit a pole sign in the B-2 zoning district; 2) a variance from Section 27-1008 (1), Table 15, of the Zoning Ordinance to permit a pole sign of 180 SF; and 3) a variance from Section 27-503(8)(B)(5) to permit the use of high-intensity fluorescent paint on the pole of the pole sign proposed on property located at 200 Quinn Drive in the Township B-2 – General Business Zoning District, currently designated as Allegheny County Parcel ID No.412-K-1.

Documents:

[AHN N FAYETTE ZHB APPLICATION \(MARCH 2023\).PDF](#)

8.1.i.2. Board Exhibits

The Exhibits as enumerated on the Exhibit List prepared by the Board Solicitor are hereby 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.

8.1.i.2.1. Applicant's Case

8.1.i.2.2. Township's Case

8.1.i.2.3. Public Comment

8.1.i.2.4. Executive Session (if necessary)

8.1.i.2.5. Call for a motion to [Close or Continue] the Public Hearing

8.1.i.2.6. Call for a motion to [Table or Act] on the Application

9. **Public Comment**
10. **ADJOURNMENT [Chair can adjourn meeting at end of the agenda without motion]**