

**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
MAY 25, 2021
6:30 P.M.**

A public hearing was held on Tuesday, May 25, 2021, with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

The conditional use application 2021-9-CU, filed by Coen Markets, Inc., for the approval of a pole sign at 500 Market Place Drive in the B-1 Neighborhood Commercial Zoning District (Allegheny County Parcel ID No. 799-G-3).

Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Vice Chairman J.R. Mangan, Treasurer Bob Doddato, Township Manager Michael Baker (absent), Chief of Police Donald Cokus, Solicitor Michele Cromer, and Township Secretary Marlyn Jordan.

OTHERS PRESENT: David Lodovico – Fiscal and Administrative Services Director, Andrew Hartwell – Community Development Director, Kevin Brett – Township Engineer, Leah Attanucci – Court Reporter, Krista Staley, and Andrew Maklevay.

All people wishing to speak were sworn in by the Court Reporter.

Krista Staley, who represents Coen Markets stated that a ground sign would not function as a sign on this site. She stated that they do meet the landscaping requirement of 200% of the sign area is provided as landscaping beneath the sign.

Andrew Maklevay of Coen Market gave an overview of the company.

Mr. Maklevay stated that they went through the Zoning Hearing Board, and they granted a variance to allow the height of 35 feet for the sign. They requested this variance for several reasons. The property is in a natural dip and there is heavy vegetation around. They stated that for communication and safety purposes as well. Mr. Maklevay stated that he believes the sign would be consistent with the market in that area. There is currently a 30.5-foot sign on the property. They are requesting an additional 5 feet to effectively communicate pricing to the consumer.

Mr. Doddato wanted to know since they are putting in an Amoco at this location if it would be an issue that there is a BP about 6 miles down the road.

Mr. Maklevay stated that there is not a conflict and if there was it would have to be 1.5 miles away.

Mr. Morosetti wanted to know if their sign will obstruct any of the other business's signs in the area.

Mr. Maklevay stated that he does not believe that it will as the other businesses signs are higher than theirs.

Mr. Morosetti stated that the board has 45 days to make a decision on this hearing.

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO ADJOURN THE HEARING AT 6:49 P.M.**

Respectfully submitted,

Marlyn Jordan
Township Secretary