

CALL TO ORDER: Richard Radomski at 6:00 p.m.

PRESENT: Richard Radomski, John Cramer, Lois D’Orazio

ALSO PRESENT: Solicitor Matt Schmizzi, Court Recorder Ted Wawrzyniak, Zoning Officer Bill Whetzel, Board Secretary Benjamin Walker

ABSENT WITH CAUSE: Cris Lowstuter

AGENDA: A motion was made by D’Orazio and seconded by Cramer to accept the agenda for April 20, 2022 as presented.

-All present were in favor

MINUTES: A motion was made by Cramer and seconded by D’Orazio to accept the meeting minutes for March 16, 2022 as presented.

-All present were in favor

CITIZENS: No citizens chose to speak at this time.

COMMUNICATIONS: No communications at this time.

OLD BUSINESS: No old business at this time.

NEW BUSINESS:

Cases advertised April 4, 2022 and April 11, 2022 - site posted April 4, 2022

1. **Appeal #22-05:** Craig Chinn, owner of 101 N 4th St., LLC, is requesting a variance to Zoning Ordinance 17-07, Article 2, Section 2.12.5 to construct an indoor storage facility within the setback requirements for the side and rear yards 2.5 feet from the respective property lines on the property located on the Corner of 4th Street and Gaskill Avenue, Jeannette, PA 15644, TAX MAP No. 14-01-12-0-470.

This property is located in the Industrial Innovation (II) District according to the Zoning Map as part of the Zoning Ordinance. According to Zoning Ordinance 17-07, Article 2, Section 2.12.5, structures may not be constructed within fifteen (15) feet of the rear and side property lines.

NEW BUSINESS: (Continued)

CASE DETAILS:

- Matt Yanecko, representative of 101 N 4th T., LLC, was sworn in.
- The subject property is a vacant lot, in which Craig Chinn, the owner of the LLC is attempting to utilize as much space as possible in this location.
- The property is sloped and there are two options available:
 - Split entry
 - Construct a retaining wall
- There will be a safety plate if digging into the road will be required.
- Storage will include taller ceilings for vehicles and other larger storage items.
- Four to five units in total, depending on the final size of the building.
- Forced air heating and bathrooms to be installed into the building.
- All storage must be done indoors and each unit will have its own security.
- The building will likely be made from steel, but if the building is multi-level, then a post frame or wildwood frame structure may be used.
- The owners of the neighboring property have been contacted regarding possible loss of line of sight, and there was no response
 - The front of the facility will be a parking lot, so it should not be an issue.

A MOTION WAS MADE BY CRAMER AND SECONDED BY D’ORAZIO TO GRANT THE APPLICANT A VARIANCE TO ZONING ORDINANCE 17-07, ARTICLE 2, SECTION 2.12.5 TO CONSTRUCT AN INDOOR STORAGE

NEW BUSINESS: (Continued)

FACILITY IN THE URBAN CENTER DISTRICT 2.5 FEET WITHIN THE SETBACK REQUIREMENTS THE SIDE AND REAR YARDS OF THE PROPERTY, CONTINGENT UPON THE APPLICANT REMAINING IN COMPLIANCE WITH ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF JEANNETTE, INCLUDING, BUT NOT LIMITED TO BUILDING AND CODE ENFORCEMENT.

-All present were in favor

2. **Appeal #22-06:** Sydney Kingman, Owner of KP Treasures, LLC, is requesting a variance to Zoning Ordinance 17-07, Section 2, Article 2.15 and Article 7, Section 7.4 to operate a retail sales facility in the Heavy Industrial District and to reduce the parking requirements for the property located on 2530 Thomas Street, Jeannette, PA 15644 TAX MAP No. 14-02-13-0-154.

This property is located in the Heavy Industrial (HI) District according to the Zoning Map as part of the Zoning Ordinance. According to Zoning Ordinance 17-07, Article 2, Section 2.15, retail sales is not a permitted use, and according to Zoning Ordinance 17-07, Article 7, Section 7.4, three (3) off-street parking spaces per one thousand (1,000) square feet of property are required for retail sales.

CASE DETAILS:

- Sydney Kingman, the applicant, was sworn in.
- Amanda Stough, the applicant's business partner, was sworn in.
- Exhibit A given to the Board:
 - A drawing of the proposed plan for parking.
- Online sales and merchandise from retailers, such as Wal-Mart, Target, Home Depot, Amazon and more are used.

- The products vary greatly from brand new to overstock or returned items, including box damaged items and also miss-ships.
- The purpose behind the walk-in store opportunity is to expand beyond online operations.
 - The facility will be 10,000 square feet in size.
- Permission to apply for the appeal was granted by the property owner.
- The parking situation:
 - Twenty-two spaces possible for the parking lot in front of the building.
 - Truck deliveries will occur after normal hours at around 6:00 PM
 - Tractor trailers will be dropping off products.
 - Other tenants were contacted and are fine with their intended operations.
 - 4 Other tenants in the building.
 - Hours of operation to be from 9:00 AM until 5:00 PM
- The business will operate as a family business.
- Two exits for fire-related emergencies are in the space for this business.
- Building is fully sprinkled for fire safety.

A MOTION WAS MADE BY CRAMER AND SECONDED BY D’ORAZIO TO GRANT THE APPLICANTS A VARIANCE TO ZONING ORDINANCE 17-07, ARTICLE 2, SECTION 2.15 AND ARTICLE 7, SECTION 7.4 TO USE THE PROPERTY LOCATED ON 2530 THOMAS STREET, JEANNETTE, PA 15644 TAX MAP NO. 14-02-13-0-154 FOR RETAIL SALES IN THE HEAVY

NEW BUSINESS: (Continued)

INDUSTRIAL DISTRICT WITH 22 SPACES CONTINGENT UPON THE APPLICANT REMAINING IN COMPLIANCE WITH ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF JEANNETTE, INCLUDING, BUT NOT LIMITED TO BUILDING AND CODE ENFORCEMENT.

-All present were in favor

ADJOURNMENT:

A motion was made by Cramer and seconded by D'Orazio to adjourn the meeting at 6:42 PM.

-All present were in favor