

**CALL TO ORDER:** Cris Lowstuter at 6:00 p.m.

**PRESENT:** Cris Lowstuter , John Cramer, Richard Radomski

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

**ABSENT WITH CAUSE:**, Patty Caralli

**AGENDA:** September 15, 2021

*A motion was made by Radomski and seconded by Cramer to accept the agenda as presented. – All present were in favor*

**MINUTES:** July 7, 2021

*A motion was made by Cramer and seconded by Radomski to accept the minutes from this date as presented. – All present were in favor*

**CITIZENS:** None

**COMMUNICATIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

*Advertised September 1, 2021 and September 6, 2021 - sites posted September 2, 2021*

- 1. Appeal #21-05:** Krishna Mishra, 2413 Bonnie Dell Drive, South Park, PA 15129 is requesting a variance to the restriction of alcohol sales in the Commercial Transition District indicated in Zoning Ordinance 17-07 Article 2, section 2.15 for the property located on 703 Fort Pitt Street, Jeannette, PA 15644 TAX MAP No. 14-02-05-0-126.

This property is located in a Commercial Transition District according to the Zoning Map as part of the Zoning Ordinance. According to Zoning Ordinance 17-07, Article 2, Section 2.15 alcohol sales is not a permitted use in the Commercial Transition District.

## CASE DETAILS

Bhuwan Acharya, Krishna Mishra's husband, spoke on the applicant's behalf  
(Both were present)

Mr. Acharya sworn in.

Applicant started the business on January 1<sup>st</sup> 2021

Applicant requesting beer sales (ONLY beer, perhaps wine)

No hard liquor sales

Applicant promised to follow the rules for the PA Liquor Board

Richard Radomski asked the following

- What will the business do to prevent loitering practices?
  - 2 crew members to be present at all times (Employees will be aware to enforce the issue)
  - Manager will additionally be present
  - Sign will be in place
- 2 Clerks required for alcohol sales

PA Liquor Control Board allows alcohol sales like beer from 9:00 am to 1:00 am.

**A MOTION WAS MADE BY RADOMSKI AND SECONDED BY CRAMER TO GRANT THE APPLICANT A VARIANCE TO ZONING ORDINANCE 17-07, ARTICLE 2, SECTION 2.15 TO UTILIZE THE PROPERTY ON 703 FORT PITT STREET, JEANNETTE, PA 15644 TAX MAP NO. 14-02-05-0-126 FOR ALCOHOL SALES IN A COMMERCIAL TRANSITION DISTRICT CONTINGENT ON THE APPLICANT REMAINS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE CITY OF JEANNETTE AND THE COMMONWEALTH OF PENNSYLVANIA.**

*All present were in favor.*

2. **Appeal #21-07:** Mitchell Sinclair, 621 Clark Avenue, Jeannette, PA 15644 is requesting a variance to Zoning Ordinance 17-07, Article 2, Section 2.4.7 to construct a garage on lots 180-181, Jeannette, PA 15644 TAX MAP No. 14-03-04-0-053 without constructing a primary structure.

This property is located in a Traditional Neighborhood District according to the Zoning Map as part of the Zoning Ordinance. According to Zoning Ordinance 17-07, Article 2, Section 2.4.7, constructing a secondary structure, such as a garage, requires a primary structure on the intended property.

#### CASE DETAILS

Applicant Mitchell Sinclair was sworn in.

Dimensions described as 24'X38' with 1000 ft<sup>2</sup> volume

Engineered and prefabricated building (Document for the Board)

Steel framing

2 vehicles to be stored in the building (Meant to protect them)

Building is to be roughly centered on the two lots

The building will be on the corner lots of Clark and Charles Street

Building aesthetic to compliment the neighborhood

Former state of the property was littered with debris, such as tires and televisions, which were cleaned up.

Bill Whetzel clarified that the two lots are consolidated, so only one motion is needed.

A MOTION WAS MADE BY RADOMSKI AND SECONDED BY CRAMER TO GRANT THE APPLICANT A VARIANCE TO ZONING ORDINANCE 17-07, ARTICLE 2, SECTION 2.4.7 TO CONSTRUCT A GARAGE CONTINGENT UPON THE APPLICANT CONSTRUCTING THE STRUCTURE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF JEANNETTE; INCLUDING, BUT NOT LIMITED TO ALL BUILDING CODE AND PERMIT REQUIREMENTS.

*All present were in favor*

**ADJOURNMENT:**

*A motion was made by Cramer and seconded by Radomski to adjourn the meeting at 6:26 PM – All present were in favor*