

**CALL TO ORDER:** Cris Lowstuter at 6:30 PM

**PRESENT:** Cris Lowstuter – Chair of the Board, Patty Caralli – Board Member, John Cramer – Board Member

**ALSO PRESENT:** Matt Schmizzi - Solicitor, Faye Lehman – Court Recorder, Bill Whetzel – Zoning Officer, Ed Antonacci – City Engineer, Benjamin Walker – Acting Secretary

**ABSENT WITH CAUSE:** Leonard Galante – Board Member, Mike Cafasso – Board Member

**AGENDA:** A motion was made by Patty Caralli and seconded by John Cramer to accept the agenda as presented.

*All present were in favor*

**MINUTES:** A motion was made by Caralli and seconded by Cramer to approve the minutes of August 19, 2019.

*All present were in favor*

**CITIZENS:** A Mr. Weaver who lives on 404 Old Hill Road expressed concerns regarding the allowance of Mr. Hanna’s driveway. He mentioned a vehicular accident that left mud on the road and suggested a guard rail be placed on the driveway. Mr. Weaver admitted a violation on his parcel to leave a driveway in long enough to get large equipment in to insert piping behind the property. He lastly requested a plan to pave the driveway to prevent possible runoff from 406 Old Hill Road.

**COMMUNICATIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

*Advertised September 2, 2020 and September 7, 2020 - sites posted September 8, 2020*

1. **Appeal #20-01:** Mark Hanna, 406 Old Hill Road, Jeannette, PA 15644 is requesting a variance to Zoning Ordinance 17-07, Article 7, Section 2 for use of a constructed driveway in the front of 406 Old Hill Road, Jeannette, PA 15644, TAX MAP No. 14-01-16-0-409.

This property is located in a Mixed Residential District according to the Zoning Map as part of the Zoning Ordinance. The driveway is already constructed, but its use is prohibited due to Zoning Ordinance 17-07, Article 7, Section 2, which pertains to driveway locations in the City of Jeannette.

City of Jeannette Fire Chief William Frye spoke on the width of Old Hill Road being too small to include on street parking to allow for clearance of first responder vehicles on the street. He described the prior Zoning Ordinance, which allowed certain areas to add driveways. The City's fire trucks and garbage trucks are 10 feet wide, the City's plow trucks are 9 feet wide, and the street is only 12 feet wide.

Jeannette City Engineer Edward Antonacci advised that the project be surveyed and approved by an engineer registered to operate in the state of Pennsylvania. He added that he would be able to perform such a task. Mr. Antonacci additionally described options to prevent stormwater runoff that could affect neighboring properties.

**MOTION TO GRANT THE APPLICANT PERMISSION TO PARK ON THE EXISTING DRIVEWAY CONTINGENT UPON THE APPLICANT CONSTRUCTING THE DRIVEWAY IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO THE CITY OF JEANNETTE AND PENN DOT; AND FURTHER CONTINGENT ON THE APPLICANT COMPLYING WITH THE RECOMMENDATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF PENNSYLVANIA AND THAT ALL WORK SHALL BE COMPLETED WITHIN SIXTY DAYS FROM THE DATE OF THIS DECISION.**

A motion by Lowstuter and seconded by Cramer to grant the above variance.

*All present were in favor.*

2. **Appeal #20-02**: Sobel's Obscure Brewery, 500 Clay Avenue, Jeannette, PA 15644 is requesting a variance to Zoning Ordinance 17-07, Article 2, Section 14 "Permitted Land Uses" for use as "brewing" in 500 Clay Avenue, Jeannette, PA 15644, TAX MAP No. 14-01-16-0-104.

This property is located in the Downtown District according to the Zoning Map as part of the Zoning Ordinance. "Brewing" is undefined in the Zoning Ordinance 17-07, Article 2, Section 14 "Permitted Land Uses;"

however, if “brewing” can be defined as a “Food Preparation Limited” use as listed in Zoning Ordinance 17-07, Article 2, Section 14, then this use can be allowed as a Special Exception in the Downtown District.

Jeannette City Zoning Officer William Whetzel suggested to follow through with a recommendation from the Jeannette Planning Commission that the act of “brewing” as a use is undefined in the Zoning Ordinance 17-07, but “Food Preparation Limited” as a special exception in the Downtown District should suffice to define this use.

**A MOTION TO GRANT “FOOD PREPARATION LIMITED” AS AN APPROVED SPECIAL EXCEPTION FOR THE PROPERTY ON 500 CLAY AVENUE, JEANNETTE, PA 15644 AS SUFFICIENT DEFINITION OF “BREWING” AS A USE IN THE DOWNTOWN DISTRICT.**

A motion by Caralli and seconded by Cramer to grant the above variance.  
*All present were in favor.*

**ADJOURNMENT:** A motion made by Caralli and seconded by Cramer to adjourn the meeting at 8:15 PM

*All present were in favor.*