

ATHENS TOWNSHIP ZONING HEARING BOARD

May 28, 2019

Zoning Hearing Board members in attendance were: Solicitor, Andrew Hutz, Esq., Chairman John Baird, Rita Jo Swingle, William Bresser, Cynthia Parrish, Asst. Zoning Officer, and Secretary, Elaine Daddona. Stenographer was Beth Brucie of Verbatim Reporting. Sign-in sheet was available for all others in attendance and is hereby attached.

Chairman John Baird called the meeting to order at 6:32PM.

**Williams Auto Group**

**Parcels #09-020.23-408-002-000; #09-020.19-001-001-000; #09-020.24-144-000-000**

**Application for Variances**

The applicants, Randy Williams, Dalton Williams, and Marc Maser of Maser Engineering were present to request two variances for the development of a car dealership on the former P&C lot after reconfiguring the parcels. The first variance to the Athens Township Zoning Ordinance, Section 306 is to allow maximum impervious coverage of the lot to be 79% rather than the allowed 70%. The subject property is owned by Dandy Corporate Center, LLC and is located at 1754-1778 Elmira Street, Sayre, PA (Tax Parcel No. 09-020.24-133) and 1730 Elmira Street, Sayre, PA (Tax Parcel 09-020.19.001-001) in the Commercial zone. Also requested is a variance to the "Ordinance" Section 704 allowing a 15-foot tall, business franchise sign, 10 feet from the road right-of-way instead of the required 25 foot setback. The subject property is owned by Dandy Corporate Center, LLC and is located at 1730 Elmira Street, Sayre, PA in the Commercial zone.

Mr. Baird addressed the applicants regarding the application for a variance to the Sign Ordinance for a 15-foot tall, business franchise sign, 10 feet from the road right-of-way. A discussion followed regarding placement of the sign. During the course of discussion, a letter dated April 2, 2019 from the Athens Township Planning Commission which contained the recommendations of the Planning Commission following their review of the request for four variances from this applicant, dated March 11, 2019 was read. Mr. Hutz explained that this application, however, was only for two variances (above listed) and were the only variances to be considered at this hearing.

A resident, John Carlin, asked to address the Board about an objection he had to the applicant's application and his concerns regarding the Clinton Street driveway entrance and exit of the proposed land development. He wanted to know if this was the correct meeting to address his issues, or if he should attend the meeting of the Athens Township Planning Commission. Rita Jo Swingle stated that the Zoning Hearing Board would address this, but this hearing was not for those issues.

The variance request for the relief to allow maximum impervious coverage of the lot was discussed followed with Marc Maser, Engineer, addressing the Board about what had been submitted to the Athens Township Planning Commission in the land development application with a reduction of the pavement concerning impervious coverage.

Cynthia Parrish, Assistant Zoning Officer, presented the variance application to the Board at this point, and discussion followed with Mr. Maser answering questions of the Zoning Hearing Board members.

The discussion of the sign variance concluded at 7:30PM, and discussion of the request for a variance for impervious coverage continued until 7:44PM. At that time, executive session of the Board was held to discuss a decision and concluded at 7:54PM.

Mr. Hutz announced **APPROVAL** of the sign variance by the Zoning Hearing Board for the setback 18 ft. as opposed to 25 ft., second by Bill Bresser, and motion unanimously carried. Chairman Baird announced **APPROVAL** of the variance for impervious coverage, second by Rita Jo Swingle, and motion unanimously carried.

Motion by Rita Jo Swingle to approve the Minutes of March 26, 2019 as read, and motion unanimously carried.

The meeting was adjourned at 8:00PM, as there was no further business to discuss.

Respectfully submitted,

Elaine J. Daddona, Secretary