

ATHENS TOWNSHIP ZONING HEARING BOARD

February 22, 2022

Zoning Hearing Board members in attendance were: Chairman Bill Bresser, Rick Felt, and Cheryl Wood-Walter. Ed Reid, Zoning Officer, and Secretary, Cindy Parrish.

Chairman Bill Bresser called the meeting to order at 6:32PM.

Election of Officers

Motion to have Bresser continue as chairman made by Felt, seconded by Wood-Walter. Motion carries. Motion to have Wood-Walter continue as vice chairman made by Felt, seconded by Bresser. Motion carries.

Discussion on recent Zoning Ordinance updates

Discussion was held regarding recent updates made to the Zoning Ordinance and the board was given copies of the updated ordinance and a summary of the changes.

2022 Meeting dates

Motion to ratify the vote by email to set the 2022 meeting dates as follows: 1/25, 2/22/3/22, 4/26, 5/24, 6/28, 7/26, 8/23, 9/27, 10/25, 11/22, 12/27 at 6:30PM was made by Felt and seconded by Wood-Walter. Motion carries.

Approval of Minutes

Motion by Wood-Walter to approve the minutes from October 26, 2021, second by Felt, and motion carried unanimously.

Correspondence

Board members reviewed the correspondence file

Motion to adjourn the meeting at 6:59PM as there was no further business to discuss was made by Felt and seconded by Wood-Walter. Motion carried unanimously and the meeting adjourned.

Respectfully submitted,

Cynthia R. Parrish, Secretary

ATHENS TOWNSHIP ZONING HEARING BOARD

May 24, 2022

Zoning Hearing Board members in attendance were: Chairman Bill Bresser, Rick Felt, and Cheryl Wood-Walter. Solicitor Taunya Knolles Rosenbloom, Ed Reid, Zoning Officer, and Secretary, Cindy Parrish, and stenographer Tonia Tinker from CSR were also in attendance. All others in attendance are noted on the attached sign-in sheet.

Chairman Bill Bresser called the meeting to order at 6:34PM.

**Approval of Minutes**

Motion by Wood-Walter to approve the minutes from February 22, 2022, second by Felt, and motion carried unanimously.

**Williams Ford**

**Parcel #09-020.18-069-000-000**

**Application for Variance**

Dalton Williams and Willy Rowe from Williams Ford presented their request for variance relief from Article 7, Section 704(E)(1) to have more than one sign per franchise. They are requesting 2 wall mounted franchise signs in addition to the existing freestanding franchise sign. Williams Discussion was held. Reid read a statement from the Zoning Office.

Chrmn. Bresser took the board into executive session at 6:40PM. The hearing resumed at 6:47PM, and the board had a few more questions for the applicant.

Motion was made by Felt, seconded by Wood-Walter to approve the variance request. The motion carried unanimously.

Solicitor Knolles Rosenbloom requested an extension for the written decision, and the applicant agreed.

**MAC Signs/Lowe's Home Centers**

**Parcel #09-020.24-116-000-000**

**Application for Variance**

Parrish presented the board with an email dated 5/23/22 from Janette Doyle of MAC Sign Systems requesting a continuance due to an unexpected personal matter for the representative handling this matter.

Wood-Walter motioned to continue the hearing at next month's meeting. Felt seconded, and the motion carried unanimously.

**Correspondence**

All correspondence was reviewed individually by the members..

Motion to adjourn the meeting at 6:55PM as there was no further business to discuss was made by Wood-Walter and seconded by Felt. Motion carried unanimously and the meeting adjourned.

Respectfully submitted,

Cynthia R. Parrish, Secretary

## ATHENS TOWNSHIP ZONING HEARING BOARD

June 28, 2022

Zoning Hearing Board members in attendance were: Chairman Bill Bresser and Rick Felt. Solicitor Taunya Knolles Rosenbloom, Ed Reid, Zoning Officer, Secretary, Cindy Parrish, and stenographer Tonia Tinker from CSR were also in attendance. All others in attendance are noted on the attached sign-in sheet.

Chairman Bill Bresser called the meeting to order at 6:28PM.

### **Approval of Minutes**

Motion by Bresser to approve the minutes from May 24, 2022, second by Felt, and motion carried unanimously.

### **Hadlock, Harold/Susan**

#### **Parcel #09-020.24-085-000-000**

#### **Application for Special Exception**

Reid read a statement from the Zoning Office. Hadlock and Brion Bennett (24 Hour Contracting) told the board their plans to replace the existing 2 story house with a doublewide over a basement. Discussion was held

Chrmn. Bresser took the board into executive session at 6:34PM. The hearing resumed at 6:40PM.

Motion was made by Bresser, seconded by Felt to accept the request and grant the Special Exception. The motion carried unanimously.

Solicitor Knolles Rosenbloom informed Hadlock that she will have the written decision in a few days, and the applicant agreed.

### **MAC Signs/Lowe's Home Centers**

#### **Parcel #09-020.24-116-000-000**

#### **Application for Variance**

Reid read a statement from the Zoning Office. Kevin McDonough from MAC Signs presented the plans for a new sign package at Lowe's on Elmira Street. They are seeking permission for a larger sign than was granted by a previous variance request. He explained that the Sayre (Athens Twp) store is only the second store in Pennsylvania to offer tool rental. He then explained the program. Discussion was held.

Chrmn. Bresser took the board into executive session at 6:51PM. The hearing resumed at 7:08PM.

Chrmn. Bresser stated that they are going to table the matter for now as they are requesting that McDonough obtain a statement from Lowe's regarding their standard signage requirements as well as a copy of the previous variance decision which permitted a 167 sq. ft. sign. McDonough stated that he would provide those items. Discussion was held and McDonough was told that he could email those items and could attend the next meeting via Zoom if necessary.

### **Correspondence**

All correspondence was reviewed individually by the members.

Pg. 2  
Athens Twp ZHB  
6/28/22

Motion to adjourn at 7:13PM was made by Felt and seconded by Bresser. Motion carried and the meeting was adjourned as there was no additional business before the board.

Respectfully submitted,

Cynthia R. Parrish, Secretary

ATHENS TOWNSHIP ZONING HEARING BOARD

July 26, 2022

Zoning Hearing Board members in attendance were: Chairman Bill Bresser and Cheryl Wood-Walter. Solicitor Taunya Knolles Rosenbloom, Ed Reid, Zoning Officer, Secretary, Cindy Parrish, and stenographer Tonia Tinker from CSR were also in attendance. Kevin McDonough from MAC Signs (representing Lowes) attended via Zoom call. All others in attendance (none) are noted on the attached sign-in sheet.

Chairman Bill Bresser called the meeting to order at 6:57PM.

**MAC Signs/Lowe's Home Centers**

**Parcel #09-020.24-116-000-000**

**Application for Variance**

Bresser stated that the meeting was advertised and notifications were sent. Reid said that he posted the property on July 19, 2022. Discussion was held about the sign specs. Reid noted that the board had previously requested the earlier variance decision regarding the Lowes signage. He noted that there was no variance issued. The signs were permitted in error by his predecessor, and Lowes won an appeal of Reid's decision to have them removed when he discovered the error.

Bresser motioned to accept the letter from Lowes that stated their signage requirements and grant the variance request. Wood-Walter seconded the motion and motion carried.

**Approval of Minutes**

The approval of minutes from June 28, 2022 was tabled since Wood-Walter did not attend that meeting.

**Correspondence**

All correspondence was reviewed individually by the members.

Motion to adjourn at 7:05PM was made by Wood-Walter and seconded by Bresser. Motion carried and the meeting was adjourned as there was no additional business before the board.

Respectfully submitted,

Cynthia R. Parrish, Secretary

## ATHENS TOWNSHIP ZONING HEARING BOARD

June 27, 2023

Zoning Hearing Board members in attendance were: Rick Felt, Robin Smith, and Matthew Wayman. Solicitor Taunya Knolles Rosenbloom, Secretary/Asst. Zoning Officer, Cindy Parrish, and stenographer Christine Reynolds from CSR were also in attendance. All others in attendance are noted on the attached sign-in sheet.

Rick Felt called the meeting to order at 6:29PM.

### **Reorganization:**

Motion was made by Felt and seconded by Wayman for Smith to serve as Chairman of the board. Motion carried. Motion was made by Smith and seconded by Wayman for Felt to serve as vice chairman of the board. Motion carried.

### **Valley ASA Softball**

#### **Parcel #09-006.00-013-004-000**

#### **Application for Variance: 2<sup>nd</sup> principal use on a parcel**

The stenographer swore in all attendees who would be speaking. Those sworn in were Cindy Parrish, Wes Kocsis, Aaron Roy, James Lackey, and Joe Hiley. Parrish read a statement from the Zoning Office and stated that the property was posted and adjacent property owners were notified. A letter from Ed Reid, Zoning Officer, was submitted without objection. Kocsis (representing Valley ASA) presented their intentions to use the softball field located at the former man camp on Lamoka Road. He stated that they had renovated the field without realizing that there would be an issue with compliance. A temporary event permit had been issued to cover this year's season to allow them to apply for a variance, and Kocsis noted that the season was successful and without incident. Discussion was held and the board asked questions about the facility, safety, and how the field will be used.

Chairwoman Smith took the board into executive session at 6:59PM for deliberation, and the hearing reconvened at 7:28PM.

Wayman stated that he would abstain from voting due to a conflict of interest. Motion to grant the variance for a second principal use on the property with three (3) conditions was made by Smith and seconded by Felt. Motion carried with Wayman abstaining. The conditions are:

1. A copy of the written lease and all terms of the lease and all renewals needs to be on file with the Zoning Office
2. A copy of the insurance and all renewals needs to be on file with the Zoning Office
3. Appropriate supervision of all minor children needs to be provided

Atty. Knolles Rosenblom requested 10 days to provide a written decision and the applicant agreed.

The hearing was adjourned at 7:33PM

**Cole, David J**

**Parcel # 09-020.18-082-000-000**

**Application for Variance: Accessory structure to exceed allowed % of lot**

Chairwoman Smith called the hearing to order at 7:33PM. The stenographer swore in Cindy Parrish, David Cole, and Rachel Bresette. Parrish read a statement from the Zoning Office and stated that the property was posted and adjacent property owners were notified. Bresette spoke on Cole's behalf and explained that they needed the larger garage to store and tractor trailer and use it for maintenance and storage of parts and tools.

Discussion was held and the board asked questions about the size and use of the garage.

Smith took the board into executive session at 7:46PM for deliberation, and the hearing was reconvened at 8:05PM.

Motion to grant the variance was made by Felt and seconded by Waymen. Motion carried unanimously.

Atty. Knolles Rosenblom requested 10 days to provide a written decision and the applicant agreed.

The hearing was adjourned at 8:06PM.

**Approval of Minutes**

The approval of minutes from June 28, 2022, and July 26, 2022, was tabled until we receive confirmation from previous board member that those minutes are true and correct since the current board members were not in attendance for both of those meetings.

**Correspondence**

All correspondence was reviewed individually by the members.

Motion to adjourn at 8:10PM was made by Smith and seconded by Felt. Motion carried and the meeting was adjourned as there was no additional business before the board.

Respectfully submitted,

Cynthia R. Parrish, Secretary