

Canonsburg Borough Conditional Use Hearing

Monday, June 13, 2022

6:00 PM

CALL TO ORDER:

The meeting was called to order by Mr. Chandler at 6:00 pm.

Moment of Silence called by Mr. Chandler.

Pledge of Allegiance

Roll Call:

Mr. Eric Chandler, President - Present

Mr. Richard Bell - Present

Mrs. Tina Bails - Present

Mr. Richard Russo - Present

Mr. John Severine - Absent

Mr. Edward P. Yorke - Absent

Mr. Harold Bowman - Present

Others Present: Borough Manager Denise Lesnock, Solicitor Joseph Dalfonso, Code/Zoning Enforcement Officer Melissa Graff

GUESTS:

Linda and Zane Karchella, Linda's Hometown Bakery – We are just here to get your votes on allowing us to have our cookouts outside on Saturdays and Sundays, probably until September/Fall.

PUBLIC COMMENTS:

ITEMS TO BE CONSIDERED:

The application by Linda's Hometown Bakery who is requesting conditional use approval to allow a take-out/fast food restaurant located at 148 W. Pike St, Canonsburg, PA 15317 in Canonsburg Borough.

ENGINEER'S REPORT:

SOLICITOR'S COMMENTS:

Joe Dalfonso, Borough Solicitor – So council is aware there was a meeting in front of the planning commission 2 (two) weeks ago. That is just the first step. It was recommended by the planning commission. There were some notes from KLH Engineers with regards to some of the mechanical equipment, the parking of the plaza, and that their signs were appropriate as per the zoning ordinance. Those were addressed at that meeting. They are not changing any of the mechanics of the building so what is there is going to remain there, the parking it's just the plaza that everyone is aware of, and they have adequate handicapped parking spaces, and there were no issues with the sign. It complies with the zoning ordinance. Now, if council has questions for the applicant, it would be appropriate to do so.

Mr. Bell – You have been doing this for years, so you have experience with it. That's my comment.

Mr. Russo – Couple quick questions/comments, whatever. So, it's Saturdays and Sundays will be the outside BBQ pit.

Linda Karchella – Right on the side, yes

Mr. Russo – So, where it's at now?

Linda Karchella – Yes

Mr. Russo – That was one thing and the other one is maybe more of a comment for us and planning, you were there Eric. Initially, it was the bakery was not the food that you are looking to do now, which I do support. During that period of time, Big Shot Bob's came looking for a place to call home. Big Shot Bob's does BBQ also and I mean that's their claim to fame. So, I don't know if during planning Eric, was it discussed that they came to that location assuming what was beside them was a drink place, and a bakery, and a gyro place, not another BBQ place. So, I don't know if that had become any part of the conversation. Does that bother you guys or those guys? I don't even know if you met them yet.

Linda Karchella – Oh yeah.

Zane Karchella – Oh yeah. Kevin came to the BBQ and got stuff to eat while they are doing the remodel up there. They are mainly wings I'm seasonal

Linda Karchella – They are wings and hoagies, that kind of thing I think. Then, like I said, I don't know if they will be there on Sundays because everything else is closed on Sundays.

Mr. Chandler – So, to answer your question, no, the conversation as far as planning for Big Shot Bob's and what they are planning did not come up. However, I don't believe it is going to be a competition between the two. With Big Shot Bob's, their specialty is wings and that's what they are known for. What they are doing at their location they are seasonal, plus Big Shot Bob's is going to be sit down versus what they are going to be doing which is strictly take-out.

Mr. Russo – Just curious. That's it. Thank you.

Mr. Chandler – Any other questions

Mr. Bowman – Do you sell any gluten free products?

Linda Karchella – No, I wish we did

Mr. Chandler – If we do not have any other questions, we will not vote here

Mr. Bell – We will vote tonight?

Mr. Chandler - Yes

COUNCIL COMMENTS:

ADJOURNMENT:

Motion by Mrs. Bails to adjourn the meeting at 6:10 PM. Seconded by Mr. Bell.

All in favor.

Meeting adjourned at 6:10 PM.

Submitted by:

Melissa Graff