

Borough of Canonsburg
Zoning Hearing Board
August 8, 2023
6:30 pm

1. Call to Order:

The meeting was called to order by Mr. Trona at 6:30 PM

2. Pledge of Allegiance

3. Roll Call:

Mr. Tony Trona, Chairman - Present

Mr. Joseph Graff, Jr. – Present

Mr. Earl Kleckner - Absent

Ms. Holly Stabile, Solicitor – Present

Mrs. Melissa Graff, Zoning Officer - Present

4. New Business:

1. The application by Donald Fuchs, who is requesting a variance for a special exception to operate a garden nursery on his property located at 517 E. Pike St., Canonsburg, Pennsylvania 15317.

Mr. Trona – We are resuming our meeting from last Tuesday. The directive was that the board gave Mr. Heiser a directive to come back with a new parking plan, to explain the parking plan and make sure there was ample parking to satisfy our borough code

Ms. Stabile – Specifically, with no cars backing out into a main roadway

Mr. Trona – Correct

Daryl Heiser – I did revise our plan for parallel parking. The front of the property is one hundred eighty (180) feet, and based off of code dimensions, you have to be eight (8) foot wide by twenty-two (22) feet in length. Essentially I have seven (7) parking spaces here, but I could actually put eight (8) in the front of it. So, we could really put nine (9) cars on this lot.

I think for the business we are doing, eight (8) would be sufficient enough. It would all be parallel parking. Like I said, the parking spaces are eight (8) feet wide by twenty-two (22) feet in length, put seven (7) across the front and over here (indicated on map). There would be no backing out into traffic. We are going to paint lines on the ground, and we will manage that so it's well marked where the parking is, and I think it will be sufficient for what we need. We will manage it, the cars coming in and out

Ms. Stabile – So, just for the record, I think there's enough spaces you're only seeking the variance on the special exception to run the landscaping, not an exception to the parking requirements because you have plenty

Daryl Heiser – That's correct

Mr. Trona – In addition, I asked Melissa this morning to contact the chief of police to find out if there was a traffic safety issue with parallel parking on Pike St, and he said that was not a concern of the borough, just a concern of the state if the state would come back and say anything since it is a state road

Ms. Stabile – Alright

Melissa Graff, Zoning Officer – The parallel parking is technically on private property, but it would be a PennDot issue if there was an issue

Mr. Trona – Right. Ok. Any other comments?

Daryl Heiser – That's all I have

Mr. Trona – Any other issues to discuss?

Mr. Graff – No

Ms. Stabile – So then I think the board needs to make a vote on the petitioner's request for a special exception to the zoning in that particular area to run a landscaping business

Mr. Graff made a motion to approve the petitioner's request for a special exception to the zoning in that particular area to run a landscaping business. Seconded by Mr. Trona.

No questions on the motion.

All in favor. Motion carries.

5. Old Business:

None

6. Adjournment:

Mr. Graff made a motion to adjourn the meeting at 6:40 PM. Seconded by Mr. Trona.

Meeting adjourned at 6:40 PM

Submitted by: Melissa Graff