

**Forest Hills Planning Commission
Special Meeting**

MINUTES OF 07/30/2014

COMMISSION MEMBERS IN ATTENDANCE: Norm Keller, Scott McGraw, Marilyn Gelzhiser and Lisa Michel

Also present - Alyssa Golfieri & Krista Staley
Bruce Matson – director of retail operation – Graft Oil
Douglas T. Tate – Tate Engineering

Absent: Bob Thompson, Paul Kimicata and Steve Greenberg

Meeting started at 7:30 p.m. Quorum present.

Three items will be addressed pertaining to applications by:
Graft Oil Co (Spee-D)
2561 Memorial Drive
Connellsville, PA 15425

1. Subdivision and Land Development Application
2. Application for Conditional Use Application
3. Zoning Hearing Board Requests for Signage

Re: Subdivision, a two lot consolidation.

Moved to recommend Subdivision and by Scott McGraw and second by Marilyn Gelzhiser. Unanimous.

Land Development Application is the site plan and the Conditional Use Application

The use is conditional in the Town Overlay business district
The applicant is requesting permission from PennDot to alter the curb cut to access more southerly at the front edge of the existent stucco building. This will require the relocation of a street tree to the northern edge.

Total increase of impervious area is less than 900 sq. ft. so the applicant is proposing a rock sump to collect the runoff from the canopy.

Extensive discussion was held on the issue of traffic stacking at peak traffic times, Scott McGraw questioned the assumptions of peak volume in the morning and the validity based on the ITE versus actual field study.

Motion to recommend approval of the Conditional Use Application with recommendation that they will add a landscape buffer parallel to the sidewalk, continuous low planting such as hedge with floral or grass interspersed and additional street trees; condition two

*that the applicant is directed to consider additional evergreens on the retention walltop; and contingent on the geotech report recommendations.
Second by Marilyn Gelzhiser. Recommended unanimously.*

Land Development Application

Moved to recommend approval by Marilyn Gelzhiser with second by Scott McGraw and approved unanimously.

Special exception to the Sign Ordinance, pole signs are not permitted except by the strict language.

The Applicant revised the sq. footage calculation downward by approximately 60 sq. ft. Sunoco waived three decals and the sign width has been reduced from 7' to 5'. Noteworthy is that the sign is not a solid rectangle, rather it's a shaped sign. The existent "Spee-D" brand signage shall remain and the canopy shall have signage for the "Sunoco" brand.

Motion to recommend the revised application for a special exception to the sign ordinance by Scott McGraw, second Marilyn Gelzhiser recommended unanimously by the commission.

The aggregate sign variances are:

- The variance for the internal illumination of the Sunoco logo, gas prices and the canopy;
- The variance for additional 129.44 sq. ft. in total sign area (inclusive of the existent signage) over the 60 sq. ft. total sign area limit for a total sign area of 189.44 sq. ft.;
- The variance for additional 12 sq. ft. in wall sign area over the 40 sq. ft. maximum total wall signage requirement for the existent signs, for a total wall sign area of 52 sq. ft.;
- The variance for additional 19.3 sq. ft. over the 20 sq. ft. maximum canopy sign area, for a total canopy sign area of 39.38 sq. ft.;
- The variance for additional 10' 6.75" over the 8' maximum sign height for the pole sign, for a pole sign height of 18' 6.75";
- The variance for additional 10 ft. over the 8' maximum sign height for the canopy signage, for a canopy sign height of 18';
- The variance for the existing wall signs to exceed the 8' maximum sign height in their current locations;
- The wall sign on the existent front elevation is not on a present right-of-way and will be granted a variance to bring the sign into compliance;
- The variance for the canopy signs to exceed the 18" maximum sign lettering height by 3" for a total lettering height of 21";
- The variance for the existing wall signs to exceed the 18" maximum sign lettering height to bring the existent condition into compliance; and

- The variance for a 6'9" reduction in the 8' minimum freestanding sign setback requirement, for a freestanding sign setback of 1' 3".

Motion by Scott McGraw to recommend to the ZHB for approval of the aggregate sign variances, second by Marilyn Gelzhiser and unanimously passed.

The aggregate lot variances are:

- A 1' 9 1/8" variance from the 12' front yard maximum setback, to bring the existing 13' 9.125" setback into compliance;
- A .67 ratio variance from the .75 min. floor area ratio requirement to allow for a .08 floor area ratio;
- A 3' 1.5" variance from the 15' min rear yard setback to bring the existing 11' 10.5" setback into compliance; and
- A 7'5" variance from the 15' minimum side yard setback (for the automotive conditional use) to bring the existing 7'7" setback into compliance.

Motion by Scott McGraw to recommend to the ZHB for approval of the aggregate lot variances, second by Marilyn Gelzhiser and unanimously passed.

Motion by Scott McGraw to permanently appoint Norman Keller as chair; second by Marilyn Gelzhiser and unanimously approved.

Meeting finished at 9:14 p.m.

Next regular meeting – Sept 17, 2014 @ 7:30 pm.

* Note, this is the third Wednesday of September.

Minutes by Lisa Michel