

WARREN COUNTY ZONING HEARING BOARD

MINUTES

Wednesday, November 3, 2021

10:00 a.m.

**Commissioners' Conference Room
Warren County Courthouse**

MEMBERS PRESENT: Edwin W. Atwood, David F. Miller, Donald C. Saporito, Sr.

MEMBERS ABSENT: Dennis A. Johnson, Patrick Soliday

STAFF PRESENT: Michael Lyon, Zoning Officer; Laurie Burdick, Planning & Zoning Department Secretary; Timothy Bevevino, Esq., Solicitor

STENOGRAPHER: Shannon Fortsch – The Sargent's Group, Johnstown, PA

GUESTS PRESENT: Jenifer Williams

10:00 a.m. – Special Exception – Charles Williams, Jr. – allowing Automotive Repair activities in an ACR-zoned District – 1529 Cornish Hill Rd., Bear Lake, PA – Columbus Township – Tax Parcel CY-003-317520.

Chair David Miller called the meeting to order.

Mr. Miller stated that, presented to the Board for consideration is a request for a Special Exception by Charles Williams, Jr. (applicant) of Bear Lake, PA. The property is located in Columbus Township and is zoned "ACR". The Tax Parcel Number is CY-003-317520 consisting of 2.23 acres.

Mr. Miller further stated that the issue before the Board is Section 302, Article III entitled "Automotive Repair" requiring a Special Exception to conduct automotive repair activities located in the ACR-zoned district.

Mr. Miller asked Zoning Officer, Michael Lyon, if all property owners within 300 feet were notified by mail, if the hearing was properly advertised in the newspaper, and if the property was posted. Mr. Lyon responded in the affirmative to all three questions.

Parties to the hearing were identified as follows: Charles Williams, Jr (applicant/property owner), Columbus Township, and Warren County, represented by Michael Lyon, Zoning Officer.

No one from Columbus Township was in attendance.

There were no other parties to the hearing.

Mr. Miller stated how the hearing would proceed.

Mr. Miller swore-in Jenifer Williams.

Mr. Miller stated that the Zoning Hearing Board must consider the following criteria for a Special Exception: 808.9 Special Exceptions – a use permitted with special permission granted by the Zoning Hearing Board, to occupy or use land and/or a building for specific purposes in accordance with the criteria set forth in this Ordinance when such use is not permitted by right.

Jenifer Williams, on behalf of her husband, Charles Williams, Jr., applicant, then gave a presentation.

Michael Lyon, Zoning Officer, had no issues with the request.

No objectors were present.

Solicitor Tim Bevevino stated that he had no problems with the Special Exception.

Edwin Atwood then made a motion to approve the Special Exception, with a second by Don Saporito. A vote was taken and all were in favor. Motion carried.

The hearing was unanimously adjourned with a motion by Edwin Atwood and a second by Donald Saporito at 10:05 a.m. Motion carried.

Special Exception granted.

Respectfully submitted,



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