

Borough of Canonsburg
Zoning Hearing Board
August 1, 2023
6:30 pm

1. Call to Order:

The meeting was called to order by Mr. Trona at 6:46 PM

2. Pledge of Allegiance

3. Roll Call:

Mr. Tony Trona, Chairman - Present

Mr. Joseph Graff, Jr. – Present

Mr. Earl Kleckner - Present

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 – Application by Donald Fuchs who's requesting a variance for a special exemption to operate a garden nursery on his property located at 517 E Pike Street, Canonsburg. Could you please announce yourself and tell us what exactly, what you're what you're doing.

Daryl Heiser - My name is Daryl Heiser. I work for Donald Fuchs, and we're planning to put a business at 517 Pike St. called Seed to Weed, and it's going to be a garden nursery that we'd like to sell household plants, seeds, organic material so people could have their little gardening at their houses. A little bit of stone, mulch, firewood, things of that nature. Just in small quantities because it is a small lot. If someone would want a tri axle load of mulch or something, we have a small farm in Cecil so that we could dispatch

out of there. But if someone comes and just wants a small pickup truck load of mulch or stone we'll be able to service them, or even buckets, or garbage bags, or however any type of container to put stone or mulch into. The nature of the business is organic. We're trying to promote an organic business. Organic growing in the community, it is a new business and throughout the country and it's starting to gain traction and we have a good site, and we'd like to develop that.

Ms. Stabile – Ok

Mr. Trona – On your map that you provided, it shows parking, concrete, trailer, greenhouse and then the different bins. Now what would be the flow of traffic? How would you disperse the material to your customers? Would they exit the parking lot and drive around? How would that? How would the material be dispersed?

Daryl Heiser - So, for like the firewood, mulch, topsoil, and compost, I believe that's what you're talking about the bins. They would pull into the concrete area of this site, and we would have a small tractor loader. So, if it was like a pickup truck, they could pull into the site, just pull straight in and we would load it with the pickup truck. And then you know. They could. There's enough room to turn around in there.

Mr. Trona - Turn around where?

Daryl Heiser - Inside of this area (indicated the area on the diagram/drawing provided)

Ms. Stabile - You're talking about the large. Where it says concrete next to the bins

Daryl Heiser - Yeah, correct. So, if it was a pickup truck, they could, you know, we'll load it with a small, a small tractor

Ms. Stabile - What about?

Daryl Heiser - These right here, people that bring a car or truck and they want to buy a household plant. They would just, you know, walk in. We have an entrance right here, walk in. The greenhouse, I have it marked as a greenhouse but it's really a shed to display household plants. It's small, it's like eight (8) by eight (8)

Mr. Trona - How would the cars then exit and enter an exit to this parking lot?

Daryl Heiser - They would back out

Mr. Trona - Onto Pike St.

Ms. Stabile - They would back out on the Pike St.?

Daryl Heiser – Yeah

Ms. Stabile - I think that's most of the issues that the board has questions about and I was told ahead of time that you obtained some kind of a highway occupancy permit.

Daryl Heiser - I didn't

Ms. Stabile - ohh you didn't

Daryl Heiser - I did not and the reason for that is, we're not, we're not changing this site at all, we're not constructing anything to this site. Penndot's definition of a highway occupancy is

Ms. Stabile - Well, yeah, you ave to have the drainage for the driveways and all that kind of stuff. So, what the board is stuck with looking at is the ordinance

Mr. Graff - We have an ordinance that it's actually states that the parking area needs to be designed to provide sufficient turnaround areas so that the vehicles are not required to back out into a cart way of any public. That's our, that's our sticking point

Daryl Heiser – Ok

Ms. Stabile - That's the biggest problem and it seems like you met the number of based on employee and potential customers like the number of but I don't know how long these parking spaces are. They don't really permit a turn around, I assume

Daryl Heiser - No, you're not going to. Not how we have it. I was unaware of that. We'll have to go back and look, if we could put the cars here and they can (pointed out on diagram/drawing)

Ms. Stabile - That might that an option

Mr. Trona - That might be a better idea

Mr. Graff – Yeah

Daryl Heiser – I thought of like the tiny store, I'm from Canonsburg and you backed up onto Pike St.

Ms. Stabile - I mean, there was a little bit of leeway.

Mr. Graff - But yeah, I mean at least there you can actually get around a car without backing out into the street, but here it's tight. I pulled my truck in there and I was like

Ms. Stabile - The other problem is that the loss comes down and meets Pike right there and it's really difficult anyway to watch the traffic

Mr. Graff - Yeah, because you have Bluff and Oak Spring

Ms. Stabile – So, someone could be turning you know, left to go in front of where the Sunoco is and then there's people backing out onto the. I think that's probably the

Daryl Heiser - How many parking spots do I need to have? Is there is there a minimum amount?

Ms. Stabile - I think the way you and I read. It that you

Melissa Graff, Zoning Officer - Yeah, 4. For garden nursery. It's one (1) space for every employee on the the largest shift plus one (1) space for every four hundred (400) square feet of growing and display area accessible to the public

Daryl Heiser - All right, so probably 4

Ms. Stabile – Right

Daryl Heiser – I'll look right here on this side we might be able to (pointing to the diagram/drawing)

Mr. Trona - What side is that?

Ms. Stabile - Over here (pointing to the diagram/drawing)

Melissa Graff, Zoning Officer - It's the side by the bins

Mr. Trona – Yes, yes

Daryl Heiser - Yeah, we might be able to put them this way (pointing to the diagram/drawing)

Mr. Trona – Yes

Daryl Heiser - And then they can back out and then they're facing this way

Ms. Stabile - Because the landscaping business itself is under falls under the special exception that can be approved as a variance. But in actuality with the way it's drawn here you'd have to also be asking for a variance from the regulations that don't allow backing out into and potentially the parking site just from reading the regs

Daryl Heiser - I got you

Ms. Stabile - That's the that's that's the issue

Daryl Heiser - I understand. Ok

Ms. Stabile - Because I don't think anybody here has any real questions about whether everything is true, or what's there or whatever?

Mr. Graff – No, everything is good it's just the parking

Mr. Trona – It's the parking

Daryl Heiser – Alright

Mr. Graff - I mean, you may have to turn these sideways so that you pull in, you know what I mean? Pull in park this way instead of you know

Daryl Heiser – Ok

Mr. Graff - I'm saying that I don't know if that how that would work. I don't know what the front-end footage is

Daryl Heiser - It's one hundred thirty-five (135) feet.

Mr. Graff – Yeah because you have a lot of space here

Daryl Heiser - It's not deep Mr. Graff - You may be able to park here and then. You just have to look at the guidelines which you need for the parallel, I think it's 8 by

Daryl Heiser - Yeah, can I take a picture of that (referred to the parking design/requirements in the zoning ordinance)

Mr. Graff - Yeah, I think it's eight (8) by twenty-two (22) feet for the parallel parking

Melissa Graff, Zoning Officer - I think it is to

Mr. Graff - I think that's what the minimum is

Melissa Graff, Zoning Officer – Yeah

Daryl Heiser – Can I screenshot that so. I'll see what that is

Melissa Graff, Zoning Officer - Do you have page one? Are you on?

Mr. Graff - 106 yeah, the parallel parking is, it's got to be eight (8) feet wide by twenty-two (22) feet long, if you were to put it like 2 parallel parkings, I think you might have that

Daryl Heiser - We definitely, I think we probably could

Mr. Graff - You might be able to swing that

Ms. Stabile – Yeah, and if for some reason you because I think what the the boards probably I was just talking to Tony. What the board's option is is to leave this meeting open to reconvene, so we don't shut it down

Mr. Trona - And give us another map that's a change to this

Ms. Stabile - And if for some reason you would in order to not violate any of the regulations, have to have four (4) parking apaces instead of five (5) just make sure that when we reconvene, you would let them know, because that would be another variance you would be asking for because if our regulations would require five (5) and you think you could only do four (4)

Daryl Heiser – Try to get as many

Ms. Stabile - We would just

Mr. Graff - We would want to add that to that

Ms. Stabile - Yeah, you might, and we can you can do that verbally on the record because the board can leave the meeting open for when we next convene. And then, but just we just need to know how many parking spaces

Daryl Heiser - We'll, we'll map it out

Mr. Trona – Yeah

Daryl Heiser - We'll see how many we can get in there

Ms. Stabile - And if you need

Daryl Heiser – As many as we can we will

Ms. Stabile - Missy can always provide you with anything you need from the regs that you want to look at, so you know what you're asking for. A variance from or otherwise or not. I mean if you're able to accommodate it and

Daryl Heiser - So we need a minimum of four (4)

Ms. Stabile – Well, I think under it it says a minimum of five (5), if you have one employee if you

Daryl Heiser – Ok

Ms. Stabile – If you need more than one

Daryl Heiser – Ok

Melissa Graff, Zoning Officer – If you have more than one (1) employee it's a

Ms. Stabile - But we have had businesses in the past, depending upon the situation, ask for variance from the parking for parking?

Mr. Trona - Relief, for one space

Ms. Stabile - Yeah, for one space or whatever so you can still present that as an option

Mr. Trona – Your biggest hang up is not backing out onto Pike Street. So, you gotta remap this and come up with five (5) spots. And she's just telling you if you come back with four, ask for a variance for the one spot

Ms. Stabile - And let us know why Mr. Trona – Right

Daryl Heiser – So, do I wait till next month? What does that process look like?

Ms. Stabile – I mean we can schedule a special hearing to continue this one because it's already been advertised. So, that's up to the board if

Mr. Trona - That's fine

Ms. Stabile - If they're willing to, I mean I'm the solicitor for the board so I don't vote, but they decide

Mr. Graff - Yeah, whatever you want. I'm open

Mr. Trona – I'm open

Mr. Graff - Yeah, I don't want to hold you up any longer

Daryl Heiser – Ok, I appreciate it. So, I'll redo this, send it to Missy and then we'll figure stuff out

Ms. Stabile - And then do you want to contact us then about when they might be able to reschedule before next month or do you want to talk about when we could reschedule it while everybody's sitting here

Melissa Graff – Zoning Officer - Well, so let me ask this question first. How soon do you think you would be able to get the

Daryl Heiser - Probably this week. I'm going to take I'm going to take measure based off of what you gave me and the dimensions and redraw them out. See how many spots we can come up with

Melissa Graff, Zoning Officer – Ok

Daryl Heiser - Hopefully it's five (5) that way we don't need a variance

Melissa Graff, Zoning Officer – Right

Daryl Heiser - But maybe it is

Melissa Graff, Zoning Officer - Then I mean we can if it's easier, we can select a date now to reconvene and then once he gets me that, I'll make sure I send it out in the mail to everyone, so you guys have it

Ms. Stabile - And I'll leave that to the board and their schedules because it's

Mr. Trona - I'm out of town August 23rd through August 30th

Melissa Graff, Zoning Officer – Ok

Ms. Stabile - So if you. He's saying within a week like what if what if? Mr. Trona – Yeah Ms. Stabile - Try to do it, I guess

Mr. Graff - What about Monday?

Ms. Stabile - Like the week of the 8th or the 15th

Melissa Graff, Zoning Officer - The 8th or the 15th?

Mr. Graff - Well, the 8th is a regular meeting here

Melissa Graff, Zoning Officer - The 7th is

Mr. Graff – The 8th is fine

Mr. Trona – The 8th is fine

Ms. Stabile - If you think you can get it in a week

Daryl Heiser – Yep. So, August 8th here. What time?

Mr. Trona – 6:30 PM

Melissa Graff, Zoning Officer - Yeah, would be. 6:30 I mean, if something happens where you won't have it for the 8th just let me know ahead of time and then I can reach out to everyone individually and see if we can push it to the 15th at 6:30. That's all

Daryl Heiser – Ok. I appreciate it

Ms. Stabile – So, we aren't officially closing this meeting. It's just remaining open and we're going to table it

Daryl Heiser - Ok. Thank you

Ms. Stabile - And I guess if the board wants to verbally put that on the record

Mr. Trona - This meeting stands in recess and is rescheduled for August 8th.

Melissa Graff, Zoning Officer – At 6:30 PM

Mr. Trona - The petitioner will present changes to the parking. Agreed?

Mr. Graff – Agreed

Mr. Kleckner – Agreed

Daryl Heiser - Thank you for your time

Ms. Stabile - Not a problem

Meeting tabled until August 8, 2023, at 6:30 PM.