

September 10, 2014
Board of Supervisors
Tyrone Township
Zoning Map Amendment Hearing Minutes

Called to Order at 6:30 PM By Chairman Raub.

Present: Russell Raub, Chairman; Clarence Roe, Vice Chairman; James Lady, Supervisor; Timothy Shultis, Solicitor; Stewart Graybill, Township Secretary; David Richwine, Chairman, Planning Commission; Jack Kump, Member, Planning Commission; Neal Metzger, Site Studio Project Manager, LSCdesign; Tim Rutter, Treasurer, M&G Realty; William Seibert. An attendance list is attached.

Shultis stated the Hearing is only for a Zoning Map change. Part of the parcel in question is in the Residential District and a request was received to change this part to the Highway Commercial District. Shultis further stated that the Board of Supervisors will not vote on enactment during this Hearing, but will do so at the Board of Supervisors regularly scheduled meeting at 7:00 PM on this date.

Metzger introduced himself and stated that he is employed by LSCdesign working for M&G Realty/Rutter's Farm Stores. Metzger stated that Parcel 22H07-11 is approximately five acres in size and is currently zoned Residential. Metzger stated that M&G Realty is requesting that the land be zoned Highway Commercial, the same as the adjacent parcel and that this would provide for more consistent land use. Metzger stated the part of the parcel that is in Huntington Township is zoned Commercial/Industrial. He also stated that the public sanitary sewer service will be extended to this area.

Public Comments:

Kathy Rosmusser asked if this is an extension of existing land. Metzger replied anything built would be subject to the Township Zoning Ordinance requirements. Also, public sewer would be available to anyone in the general vicinity. Raub stated that no residential real property owners in the area would be required to connect to the public sanitary sewer service as a result of the requested Zoning Map Change.

Rosalie Dashoff asked how the Township would benefit from the requested Zoning Map Change. Metzger replied that taxes would be paid and that businesses do not require the amount of services that residential buildings require. Rutter stated that once built the land would be reassessed.

Raub asked if there were any further comments. Being none Raub asked for a motion to adjourn.

Roe made a motion to adjourn at 6:53 PM, seconded by Lady. The motion passed by unanimous voted.