

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

MARCH 1, 2017

MINUTES

The meeting was called to order at 7 p.m. by Robert Stevenson, Chairman.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Robert Stevenson, Gary Grysiak (alternate), Bruce Dice and Jason Straley. Messrs. Tieren, Rosipal and Caliarì (council liaison) were absent.

A work session was held prior to the March 1, 2017 Regular Meeting at approximately 7 p.m. in the Council Caucus Room, of the Monroeville Municipal Building at 2700 Monroeville Boulevard, Monroeville, Pennsylvania.

APPROVAL OF MINUTES

There being no additions, deletions, or corrections to the minutes of the Regular Meeting of January 4, 2017, a motion was duly made by Mr. Grysiak to approve them, as submitted and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

17-2-A

CHRIS SENECA

The applicant is requesting a special exception approval under Section 305.2, Temporary Structures and Trailers, of the Monroeville Zoning Ordinance 1443, as amended, to permit four storage trailers to September 2019. The property is located at 3849 William Penn Highway in the C-2, Business/Commercial Zoning District.

Mr. Chris Seneca, the applicant came forward to distribute information to the board. He explained he was before the board a few years ago with the initial request for the storage units. He stated it is a furniture franchise called Speedy Furniture which is a small retail operation and requires storage units for sold merchandise. He further explained when a customer makes a purchase it is either delivered to the store or to the customer. He indicated they utilized sheet No. 1 of the two, forty by eight foot storage units. He explained his wife and sister are the employees. He also explained how they had difficulty moving things around in the storage units if they were not picked up promptly. He

referred to Sheet No. 2 and indicated he left the 40-foot storage unit on the left and then added three 20-foot trailers. He pointed out they have been positioned so they can access the dumpster.

Mr. Stevenson inquired when he did Sheet 2 and Mr. Seneca was uncertain. He estimated it to be August of last year. He suggested these storage units are critical for the existence of their retail operation to stay in business. He added they could not stay in business without the storage units. He explained how he is requesting permission for the storage units until the end of his lease.

Mr. Dice inquired whether he had a copy of the lease and Mr. Seneca indicated not with him. Mr. Dice questioned the expiration date of the lease and Mr. Seneca answered it is September 2019. Mr. Stevenson inquired about his intentions after the lease expires in September 2019 and Mr. Seneca indicated at that point he would evaluate how the business is doing and determine whether to relocate or stay. Mr. Stevenson explained the zoning hearing board authorized two storage units through April 2016 and he is now coming before the board in 2017 even though it was changed in August 2016. Mr. Seneca explained how it was a mistake. Mr. Grysiak questioned whether he looked into other storage areas in Monroeville and Mr. Seneca indicated part of their issue is the expense. He reported the first year was difficult and second year was better but now the third year they are starting to make a profit. He stated they are trying to limit their expenses and reviewed how it would be an extra expense if the merchandise was stored at another location. Mr. Dice inquired whether the applicant was cited because he did not have a permit. He also questioned whether he was notified to appear before the zoning hearing board or whether he came in on his own. Mr. Seneca indicated he was sent a letter and Mr. Straley added it was in January of this year. Further discussion ensued and Mr. Straley indicated it was done through other internal issues.

Mr. Stevenson explained that it was difficult for him to approve something that is illegal. He suggested by adding two additional units it became illegal. He pointed out he was only granted two units prior to that and Mr. Seneca concurred. Mr. Stevenson further suggested that he allowed it to happen after August until he got notification from the municipality with full knowledge that it was illegal. Mr. Seneca felt he had permission to use storage units in the back. He stated it was helping the business to have smaller units and he was unaware that the time limit had expired. He felt he had permission to use storage units and did not think about the time limits. Mr. Stevenson asserted he was granted permission for two storage units which is reflected on Drawing No. 1. He explained the zoning hearing board tries to help businesses stay in Monroeville. Whereupon, Mr. Stevenson duly made a motion to approve Application No. 17-2-A contingent on submission of a copy of the lease with verification of the date. Mr. Dice requested that a lease be submitted the next day and Mr. Seneca agreed to do so. Further discussion ensued to ensure the lease is submitted by 5 p.m. the following day. Mr. Grysiak questioned whether the configuration of the three smaller trailers with one larger trailer has to remain the same and Mr. Stevenson answered affirmatively. Mr. Stevenson stressed the trailers must sit on the lot as reflected on the exhibits because that is what is approved. Mr. Straley stated the sheets would be marked as Exhibit 1 and 2 and the lease would be Exhibit 3. He indicated he would notify the board of the submission and the expiration date of the lease. Mr. Grysiak seconded the motion and upon a voice vote it carried unanimously with two affirmative votes.

ADJOURNMENT

There being no further business to come before the zoning hearing board, at this time, Mr. Stevenson duly made a motion to adjourn the meeting at 7:48 p.m. and Mr. Grysiak seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Robert Stevenson
Chairman

RS/sam