**November 21, 2019 Zoning Case: Z04-19**

**Morelli Concrete, LLC**

**Bairdford Road**

**Gibsonia, PA 15044**

**Attendees**: Scott Woloszyk, George Hollibaugh, Sean Parkinson and James Smullin

**Absent Member(s):** Joseph Gizienski and Neil Tristani

**Other Attendees:** William Payne, Code Enforcement Officer

Branden Fulciniti, Solicitor

Variance: From requirements of Ordinance No. 394: Article V, Section 5.4

Property is zoned R-1 Rural Residential)

**Case Z04-19**: *Represented by Peter Morelli*

Seeking a use variance to create a contractor’s yard on vacant property (Lot/Block #1835-C-69) located on Bairdford Road. Contractor’s yard not permitted in R-1 zone.

Mr. Morelli explained that he would be building a pole building for equipment utilized in his concrete business. Will build a residential dwelling and pole building. Has been looking for property for some time in the area as he would like to keep the business in West Deer. The business presently is on his parent’s property on Kelly Court. They are getting older and eventually will be selling property. Pole building will be approximately 40 x 50 feet, height approximately 30 feet to peak. All equipment but 2 trailers will be housed in the building. No supplies (gravel, etc.) will be stored on the property. Total vacant land is 13 acres which will allow the building to be over 100 yards from property line. Has 4 employees with hours of operation from 8:00 am to 4:00 pm. Agreed to start the residential house before pole building.

Public comments:

* James Colnar, 42 Tarentum Culmerville Rd.: Representing Ruth Cox who owns vacant property behind Mr. Morelli’s. Stated that property is surrounded by all residential properties. The concrete business would lower property values. This area is a serene, country atmosphere.
* Tim Hengelsberg, 244 Bairdford Rd.: His property abuts Mr. Morelli’s land. Eventually would like to develop his property for his children. Allowing a business would decline property values. Questioned if land is even able to have a septic system.
* Bill Chufo, 1177 Middle Rd. Ext.: Back of his property abuts Mr. Morelli’s. Concerned about employees coming and going for his children’s safety. Feels property values will decline, concerned about noise and safety.
* Robert Edmonds, 1201 Middle Rd. Ext.: Also concerned about noise and safety.

After a brief recess, the Zoning Hearing Board **DENIED** the variance. First motion by Mr. Hollibaugh and second motion by Mr. Parkinson. Mr. Fulciniti explained that the stand-alone concrete business was Denied, but if house is constructed first, then accessory structure (pole building) would be permitted.

Voting was unanimous.