

East Franklin Township / Supervisors Report
Zoning Report / January 2020
January 30, 2020

Township zoning permits issued since the December meeting.

- Lance Henry, 614 Ridge Road, Cowansville a home-based business permit for a recreational trailer rental. Business name is "Pour Wagon."

The Township Planning Commission met January 27 and reviewed the issued permit. There were no property subdivisions for review this month.

Turney Luke, 210 Pine Street, Kittanning has joined the Planning Commission and Damon Formaini, 159 Chickadee Road, Kittanning has joined the Zoning Hearing Board.

The Zoning Department is preparing to hold two Zoning Hearings in Feb. The first one is scheduled on Feb. 6 at 7 PM and involves a request for a dimensional variance for a Dollar General retail store construction at the intersection of Pence Road and Rt. 268. The second one is scheduled for Feb. 19 at 7 PM and is for a use variance to establish a seasonal "venue" location at his Tarrtown riverside property, 120 Maritime Drive, Adrian.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report

Zoning Report / February 2020

February 26, 2020

Township zoning permits issued since the January meeting.

- Jeff Rood, 120 Maritime Drive, Adrian, decking structure at rear of residence
- Bret Atwood, 210 Carpenter Road, Kittanning, detached garage structure

Two zoning hearings were held in February. On Feb. 9 the ZHB voted 3-0 to grant a dimensional variance to applicant PennTex Ventures LLC, of Pittsburgh, for development of a Dollar General retail store at the corner of Pence Road and Rt. 268 in Cowansville.

On Feb. 19, was a zoning hearing for a use variance from applicant Jeff Rood, 120 Maritime Drive. The hearing ended prior to any decision when the applicant withdrew the application during proceedings.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / May 2020
May 14, 2020

Township zoning permits issued since the February meeting:

Feb.

- Michael Lattanzio, 119 Willow Drive, Kittanning, two story detached garage.
- Jody & Kiley Hillegas, 224 Montgomery Road, Kittanning, new residential construction.

March.

- Rent A Center, 12 Franklin Village Mall, new sign above storefront.
- Colton Neff, 1317 Bear Road, Cowansville, demolition permit for porch structure.
- Tom & Debra Cornman, 139 Montgomery Road, gazebo accessory structure.
- John Moore, 108 Bennett Drive, Kittanning, detached garage.

April.

- Lynn Haight, 237 Charlotte circle, Kittanning, controlled burn permit
- Robert & Carol Shirey, 761 Butler Road, Kittanning, addition on home.
- Robert & Sharon Smith, 630 Deer Run Road, Kittanning, new residential construction.
- Grace Baptist Church, 527 Butler Road, Kittanning, accessory shed structure.
- Elena & Christopher Warnick, 10361/2 Glade Run Road, Kittanning, new residential construction.
- Ed McGrady, 121 Cedar Drive, above ground swimming pool
- Kevin Beers, 415 East Brady Road, Kittanning, patio roof structure.

May

- Matthew Douglass, 127 Lemmon Hollow Road, Kittanning, playhouse accessory structure
- Cricket Store, 7A Hilltop Plaza, Kittanning, commercial sign above storefront.
- John Nowkowski, 114 Hilltop Drive Ext., Kittanning, shed accessory structure.

An April 6 scheduled Zoning Hearing Board for Heilman Reed Investments (H.R.I.), 833 Butler Road, was cancelled. A new date will be scheduled for June. H.R.I. is requesting an additional zoning variance.

Planning Commission is scheduled to meet Tuesday, May 26.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / May 2020
May 28, 2020

Township zoning permits issued since the May 14 meeting:

- TNT Fireworks, temporary tent sale of fireworks in Walmart parking lot. June 20 – July 4, 2020.
- Keystone Novelties Distributors, LLC, temporary tent sale of fireworks at corner of Butler Road and Linde Air Road, June 23 – July 5.

Planning Commission met May 26 where it heard a presentation from Brad Roman, of Larson Design Group, of Beaver, PA. Mr. Roman serves as the design engineer for the proposed Dollar General store to be located at the corner of Rt. 268 and Pence Road, in Cowansville. The project continues to progress through the permitting process with Township and County Planning authorities.

The Zoning Hearing Board for Heilman Reed Investments (H.R.I.), 833 Butler Road, has been scheduled for June 18 at 7 PM.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / June 2020
June 25, 2020

Township zoning permits issued since the May 28 meeting:

- **Chrie & Brad Wynkoop, 108 Oriole Way, Kittanning, in ground swimming pool**
- **PennTex Ventures, 400 Penn Center Blvd. Pittsburgh, demolition permit for 105 Pence Road, Cowansville.**
- **Todd Ashbaugh, 105 Heritage Drive, Kittanning, in ground swimming pool.**
- **Randy Pyle, 278 Wible Road, Kittanning, patio / deck.**
- **Chase Hanford, 216 Charlotte Circle, Kittanning, garage accessory structure.**
- **Mike & Dixie Whiteman, 373 Walkchalk Road, Kittanning, garage accessory structure.**

Planning Commission met June 22 where it reviewed a final subdivision plan of two parcels in Cowansville slated for the construction of a Dollar General store at the intersection of Pence Road and East Brady Road. "Proposed Lot A" owned by Chris & Kara Remaley, 105 Pence Road is zoned Village and comprises 0.68 A. "Proposed Add Lot B" which is adjoining to the East is owned by the estate of Frank C. Dlubak and comprises 0.42 A and is zoned M-2. The Planning Commission recommends approval of the subdivision plan to the Supervisors. The overall project continues to progress through the Township Zoning and County Planning process.

The zoning department held a Zoning Hearing Board on June 18 for a request by Heilman Reed Investments, LLC (H.R.I.), who own a storage rental business at 833 Butler Road. H.R.I. requested an additional variance in the R-1 zone to construct up to two more storage structures at the rear of the property and establish an access road off Charlotte Circle. Following testimony, the ZHB voted 3-0 to grant a variance for the additional structures with conditions involving a review of lighting and establishment of a natural barrier of shrubbery.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / July 2020
July 30, 2020

Township zoning permits issued since the June 25 meeting:

- Ronald & Barbara Jack, 308 W. Brickyard Road, Cowansville, new residential dwelling.
- Ethan Zimmerman, 217 Cedar Drive, Kittanning, Deck / Patio.
- John & Sue Toy, 202 East Brady Road, Kittanning, demolition of house that suffered fire.
- PennTex Ventures, 400 Penn Center Blvd. Pittsburgh, zoning permit for 105 Pence Road, Cowansville, establishment of 9,100 sq. ft. Dollar General Store.
- Shari Schrecengost, 27 Deer Run Road, Kittanning, home based business permit.
- Ed Hoeweler, 110 Bouch Road, Kittanning, Decking at front and rear of home.
- H.R.I., 833 Butler Road, Kittanning, road cut permit for driveway access to property and zoning permit for 40' X 130' commercial storage rental building.

Planning Commission met July 27 where it reviewed a subdivision, Brumbaugh Plan #1, for Sandy Brumbaugh, 136 Montgomery Road, Kittanning. Subdivision creates an additional lot of 0.6 acres. Planning Commission recommends approval of the subdivision plan to the Supervisors.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / August 2020
August 27, 2020

Township zoning permits issued since the July 30 meeting:

- Derek Yockey, new residential dwelling (mobile home), to be situated near Adrian Store off Reesedale Road.
- James McCracken, 134 Maritime Drive, Adrian, PA, demolition permit.
- Signstat, 412 Harrison Avenue, Jeannette, pole sign and wall sign for new Dollar General store in Cowansville, owned by PennTex Ventures.

Planning Commission met August 24 and reviewed the aforementioned permits.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / September 2020
September 24, 2020

Township zoning permits issued since the August 27 meeting:

- Kelly & Joe Aires, new residential construction and a driveway permit to be at 280 Wible Road, Kittanning.

Planning Commission met September 21 and reviewed the above permits. Additionally, the Commission reviewed two separate subdivision plans:

- Delancey Plan #1, Montereed Street, Kittanning.
- Hendrickson Plan #2, Bear Road, Cowansville.

The Commission recommends both subdivisions be approved by the Supervisors.

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / October 2020
Oct. 29, 2020

Township zoning permits issued since the September 24 meeting:

- Scott Daubenspeck, 153 Carpenter Road, Kittanning, shed accessory structure.
- Gregory Koprivnak, 123 Carpenter Rd., Kittanning, roof extension over deck
- Damon Formaini, 159 Chickadee Road, Kittanning, in ground swimming pool
- Jody & Kiley Hillegass, 224 Montgomery Rd., Kittanning, extension permit on new construction
- Harvest Community Church, 143 Reed Road, Kittanning, Church addition, new parking area and new access road

Greg McKelvey
Zoning Officer

East Franklin Township / Supervisors Report
Zoning Report / December 2020
Dec. 29, 2020

Township zoning permits issued since the October 29 meeting:

- Jessica Zeigler, 121 Bouch Road, Kittanning, mobile home residential dwelling.
- Cassidy Shaffer, 690 E. Brady Road, Cowansville, mobile home residential dwelling.
- Gordon Crissman, 114 Crissman Road, Kittanning, storage shed pole building.

Planning Commission met Dec. 21 and reviewed the above permits issued since its October meeting. No meeting was held in November. The Commission approved a motion to request the Supervisors revisit an amendment of the Zoning Ordinance on the sizes of retail stores in zoning districts.

A Zoning Hearing Board was held Dec. 22 at the request of PennTex Ventures. PennTex Ventures is the developer of a Dollar General store being constructed at the intersection of East Brady Road and Pence Road, in Cowansville. An evidentiary hearing was held for testimony to determine if the applicant can show sufficient "hardship" to receive a dimensional variance to construct the retail store of 9,100 sq. ft. At the conclusion of testimony, the ZHB found in favor of the applicant, 3-0.

Greg McKelvey
Zoning Officer