

Wayne Township

1418 Wampum Road
Ellwood City, PA 16117

Lawrence County, Pennsylvania

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The Wayne Township Supervisors, 1418 Wampum Road, Ellwood City, PA 16117 held an open discussion for a **Public Zoning Meeting** held Thursday, July 10, 2014 at 6:00 p.m. Allen Miller, Director from the Lawrence County Planning Department, gave a discussion and distributed a Power Point Presentation relative to Zoning. He explained what Zoning was for, i.e. it is the “use of property” and the necessary compliances.

Miller explained the different “uses”, as follows:

- (a) Permitted Use – no conditions attached to it.
- (b) Special Exceptions – conditional use; must amend the Ordinance.
- (c) Non-conforming Use. Anything that was in-place before the Zoning was adopted will be grandfathered in”, now & forever, so long as you do not stop.
- (d) Conditional Use –must be identified in the ordinance; acted upon and recommended from the Planning; cannot be created without amending the Ordinance.
- (e) Variance –something unique in the property that restricts you. Requests a hearing and must address the 5 tests.

He explained the Primary members of the Zoning are the Supervisors, Planning Board, and Zoning Officer. No duplications of responsibility. Planning reviews and recommends conditional use action, that and only that; and reviews special exceptions. Keeps the Ordinance up-to-date. Zoning Officer interprets action. Decisions are done in writing to the property owner. Lawrence County’s job is mediation and assists with Zoning.

Q & A –

- If the township does not enact Zoning, does the County enact it? Planning Committee Member Tootie Welsh explained the land and use development ordinance. She said land development dictates the side and front yard distances as well as how high you can build which is 35 feet.
- Agricultural Uses remains as “Permitted Use/Agriculture Use. If you take the farm off the map for a few years and you come back to it, it is still agriculture. It cannot be changed. Long explained in a residential district and you want to raise chickens, you are permitted to do so up to two years.
- SALDO (land development) and ZONING are different. Long said zoning regulates “use”; subdivision and land development addresses “setback use”. If you subdivide, you have to go before the Board for subdivision. Zoning is for the “use” of your property. Tootie explained zoning is to keep away undesirable establishments. She spoke to realtors and they do not want to sell property without Zoning in affect.
- Long said the ordinance that is adopted isn’t necessarily the Zoning Ordinance that will be forever. It can be amended and the procedure would be the same as the adoption of the Zoning Ordinance; you go through the same steps in-place; advertise, etc. There may be a need for

tweaking individual cases. Ruckert said maybe the Ordinance could be reviewed every two years or so.

- Q: Does the people get to vote on the issue of Zoning. A: no, the supervisors vote on the adoption of zoning.
- Joe Carofino, resident/realtor – thought the township was rushing into this zoning. It was determined one acre lots are needed for new construction. Carofino said he has property under one acre; he said he cannot do anything at all with it. Hutchison said we already have SALDO in place whereby you have setback conditions already established. Carofino feels the lot sizes and setbacks need to be readdressed and also felt an “impact study” be done.
 - (a) He asked about Maplewood Estates, they are not an acre lot. Response, they are already established in a residential use development.
- Lenore Bazzichi wanted to thank all the parties involved in the long Zoning Ordinance process.
- Q: What is the timeframe for voting? Process -- It was advertised twice; then a public hearing; then supervisors could vote on it. If not then, then they have 90-days after the public hearing, otherwise the process starts all over again.
- Q: Can you repeal it at anytime? Yes
- Q: If approved tonight, how many days after the approval? 5 days
- Q: A RenLee Ave. resident wanted to know after he retires, he would like to build a garage and work on cars, could he do that? A: yes, it is a “home occupation” with 1 employee.

Adjourn.