

Wayne Township

1418 Wampum Road
Ellwood City, PA 16117

Lawrence County, Pennsylvania

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William Hepler, Chairman/Supervisor
Richard Weingartner, Vice Chairman/Supervisor
Charles Hutchison, Supervisor
Shari D. Baney, Secretary/Treasurer

May 6, 2021 @ 6:45 p.m.

BOARD OF SUPERVISOR'S CONDITIONAL USE MEETING

Conditional Hearing for the Wish Development Meeting opened with Bill Hepler leading with the Pledge of Allegiance.

Hepler turned the meeting over to Ryan Long, Solicitor/Attorney for Wayne Township, who presided over the **Tony Borrelli Wish Development Conditional Use meeting**. The intended use was for a Daycare Facility, located at 1405 Woodside Avenue, Ellwood City, PA 16117. This is '**Conditional Use**' in a Resident Mixed Use (RMU) district.

Exhibits #1 – Application and Drawing, dated March 22, 2021 applied for by Anthony Borrelli

Exhibit #2 -- Notice of Publication: advertised twice on April 20th & 27th, 2021 per Planning Code.

Exhibit #3 – Roger Baney signed an affidavit regarding the "**Conditional Use and Posting**" of Borrelli property at **1405 Woodside Avenue on April 20, 2021**. Property included 3 separate parcels contained in that particular address. A picture of that particular parcel was shown and that it met the guidelines criteria. Drawings were addressed.

Anthony Borrelli gave a presentation on the intended use for the "Conditional Use". It was a housing center, adjacent to the Catholic Charities. The facility formerly housed the Dialysis Center.

New occupant will be taking the space, as is. It will entail 2,500 square feet of space; minor modification; paint and flooring.

This Daycare Facility will include: A Toddler Room, Big Kid Room, Outdoor Play Area, Parent Waiting Room, an Art Room, Break Room, 3 Office Areas, Storage

Parking and Driveway: It will be a circular driveway or drop-off pattern. Abundant parking in the front and in the rear. Drop off area for the parent will drive up to the door; abundant parking, handicap spacing in the front and in the rear parking.

This will entail a self-closing gate/self-latching gate affixed to the concrete. It is required that the tenant have an outdoor play area and enclosed, with a 5-foot fence; minimum requirements are 4-feet.

Long asked what the "hours of operation" were? Borrelli said it would be early and late schedules for the parent who works day and nighttime shifts.

Name of the Tenant: Mary Lou O'Conner. She has the largest daycare center in Lawrence County. The name is: **O'Conner Day Care**. Ques: How many people are they going to employ in the township? It will depend on the number of children.

Resident/Business Owner, Beth Aiken wanted it on record that she called the office on April 21st and commended the idea of putting in a Daycare Facility in Wayne Township. A needed service for our community.

Meeting Adjourn- Motion by Weingartner; 2nd by Hepler