

ZONING HEARING BOARD
MAY 31, 2016

On Tuesday, May 31, 2016 at 7:00 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board was held in the Municipal Building, 550 Washington Road. Vice-Chairman Andrew Rembert, James Stewart and Alternate Member Art Sullivan were present. Also present were Dennis Makel, Esquire and Ellen Wallo, Recording Secretary. Chairman Don Lambert and Member John Burgess were absent.

Mr. Rembert swore in members of the audience who may be presenting testimony.

PUBLIC COMMENTS

None.

REORGANIZATION

Mr. Rembert announced that Reorganization would be held at a later meeting when Chairman Don Lambert is in attendance.

PUBLIC HEARING

Melanie and Bob Whipps

The first agenda item was consideration of the application of Melanie and Robert Whipps for a variance to Article 245, Section 24.F of the Zoning Ordinance for a side yard variance for an addition to their home at 84 Green Crescent Drive, zone R-1. This item was cancelled by the Whipps prior to the meeting.

Tri-State Surgery Center/Advance Sign Co.

The second agenda item is consideration of the application of Tri-State Surgery Center/Advance Sign Co. for a variance to Article 245, Section 191.C.1.(c) of the Zoning Ordinance for a second wall sign at 80 Meadows Landing Drive, to designate the Tri-State Surgery Center, zone C-2.

Kelly Ankrom, RN, BSN, Executive Director of Tri-State Surgery Center, stated that Tri-State occupies all of the first floor and they are asking for a sign to be erected above the waiting room windows of such surgery center. Ms. Ankrom also stated that the building is owned by Harmony Holdings, LLC. Tri-State Surgery Center is part owner of Harmony Holdings, LLC. The Board of Harmony has approved this signage.

In answer to a question from Mr. Rembert about what hardship is created by the lack of signage, Ms. Ankrom stated that patients have complained that they have been unable to locate the surgery center while navigating Route 19 and it causes them undue stress before procedures. It also prohibits growth if patients cannot find the building for their procedures.

Paul Williams of Advance Sign Co. stated that the proposed overall sign will be 54.58 SF with 16" letters and 30" illuminated logo.

Existing signage at the Washington Health System Outpatient Center is 64 SF and that is the maximum allowed.

Mr. Williams stated that 16" size letters are needed to be seen from Route 19.

Mr. Sullivan asked what the criteria are to determine what size letters are needed.

Mr. Rembert asked if it would be possible to redo the sign that is already in place to add the Surgery Center at this site. Mr. Williams stated that the cost would be prohibitive.

Mr. Makel advised that he felt a new application should be forthcoming since Advance Sign Co. was listed as the applicant when Tri-State Surgery is the actual applicant and owner.

Mr. Makel asked Ms. Ankrom if she was agreeable to this and she stated she was and would submit a new application.

After further discussion, Mr. Rembert made a motion to table action on this application for a variance for a second wall sign for Tri-State Surgery Center/Advance Sign Co. pending receipt of the following:

Resubmit application showing Tri-State Surgery Center as the applicant, accompanied by letters from other tenants of the Meadows Landing Outpatient Center showing their consent/awareness of this proposed sign; and, standards of size and script from Advance Sign Co.

The motion was seconded by James Stewart and carried.

ADJOURNMENT

A motion was made by Mr. Rembert, seconded by Mr. Stewart, to adjourn the meeting at 9:00 P.M. The motion carried.

Submitted by,

Ellen G. Wallo
Recording Secretary