

CONDITIONAL USE HEARING
Council Chambers, City Hall, Franklin, PA
January 3, 2022

Members Present: Douglas Baker, Mayor
Donna Fletcher, Deputy Mayor
James Johnson
Fred Mays (Via Teleconference)
Ryan Rudegeair (Via Teleconference)
Samuel Lyons
Christian Marshall (Via Teleconference)

Members Excused: None

In Attendance: Tracy Jamieson, City Manager
Brian Spaid, Esq., City Solicitor
Charles Gibbons, Code Enforcement Officer
James Wetzel, Fire Chief
Michael Gorman, Development Assistant (Via Teleconference)
Deb Eckelberger, Economic Development Director
T.J. Parks, Recording Secretary
Cory and Sarah Masterson, 1327 Liberty Street

Mr. Spaid administered Oaths of Office to Mayor Baker, Mr. Lyons, Mr. Marshall and Mr. Johnson.

Mayor Baker called the meeting to order at 6:30 P.M. and introduced Mr. Spaid, the City Solicitor, as legal counsel, who swore in witnesses that wished to speak on the matter of the conditional use request of Cory and Sarah Masterson, applicants for the conditional use. Mayor Baker then handed the floor to Mr. Gibbons, Code Enforcement Officer, to present the case and submit the evidence. Mr. Gibbons described the location of the property as Parcel #10,334.-016B, situated on the northeast corner of Atlantic and Brown Avenue, and introduced the application for a zoning hearing as Exhibit One. Mr. Gibbons explained that the property is proposed to be used to house a wholesale and storage warehouse, which would be owned by the applicant. He then submitted, as Exhibit Two, page 22 of the Zoning Ordinance which gives the definition of a wholesale or storage warehouse, along with page 29, which states that a wholesale or storage warehouse is described as a conditional use in that zoning district.

Mr. Gibbons continued by reporting that notices to applicant, Venango County Planning commission, the zoning hearing board and neighboring properties, and the mailing list for the recipients of the notices were being submitted as Exhibits Three and Four, respectively. He presented the required Conditional Use Hearing legal notice that was published twice in the newspaper as Exhibit Five. Lastly, Exhibit Six, the notice posted in the southerly right-of-way of the property, was entered into evidence.

There being no further evidence to present, Mr. Gibbons offered to answer any questions Council may have. Mrs. Fletcher requested to see who was sent postcards and noticed that Precious Paws was not on mailing list. Mr. Gibbons speculated that Precious Paws may have been far enough away from the subject property that they would not have needed a

post card notification, as it was only properties that border on the subject property in question that are required to be notified.

Mr. Masterson was then given the opportunity to introduce himself and explained his ambition to establish a storage rental business, Self Storage Near Me, LLC. He distributed packets explaining his intentions for the property, a survey of the property, and an aerial view marked with a drawing of the proposed storage units. Mr. Masterson described the dimension of the property as 120 feet wide along Atlantic Avenue and 140 feet deep along Brown Street. The Zoning Ordinance requires 25, 20, 15 feet set-backs on the front, sides and rear respectively, but Mr. Masterson would like to build up to the property lines, if allowed by City Council. He suggested that there is enough room around the perimeter to be able to build up to the property lines while still being able to maneuver around the proposed storage buildings. It was Mr. Masterson's intention to build three buildings at approximately 30 feet wide and 100 feet long each, containing twenty storage units per building.

Mrs. Fletcher asked how long Mr. Masterson has owned the property. He stated that he is currently under contract with Triola's. She also asked about the trucks that were currently parked in front of the property. Mr. Masterson assured her that they are not his trucks and that one was recently towed away. Another question Mrs. Fletcher had was if the property would be enclosed with a fence, to which Mr. Masterson replied there would not be a fence but video surveillance for security. Lastly, she asked where the nearest fire hydrant is located. He replied that there is one at the corner of Atlantic Avenue and Brown Avenue.

Mr. Masterson added that the buildings would have steel siding much like many other buildings in the area.

Mayor Baker wanted to confirm that there would be enough room for people to drive up to their unit if the units were built up to the property lines. Mr. Masterson felt that there would be.

Mrs. Jamieson asked if he would be building right up to the right-of-way of Atlantic Avenue. Mr. Masterson said there would be approximately 20 feet of space between the property and the right-of-way. She also asked how the units would be accessed by the renters. He would obtain permission from PennDOT to have a two-way access off of Atlantic Avenue. Mr. Wetzel inquired about a back-up plan in case only one access is allowed. Mr. Masterson informed him that they could work sufficiently with one access.

Mr. Lyons wanted to know where the property is located in proportion to Allegheny Tool and Supply, which is about twenty to thirty feet away.

There being no further comments or questions, the hearing adjourned at 6:52 P.M.

Respectfully submitted,



T.J. Parks,
Recording Secretary