

Memorandum

To: Board of Commissioners



Date: March 8, 2022

From: Ryan Fonzi, Director of Planning & Zoning

CC: Michael Turley, Interim Township Manager
Robert Robinson, P.E., Interim Township Engineer

RE: RZ-1-2022 Hamilton Rezoning, Kansas Lane, R-1A Zoning (Current)

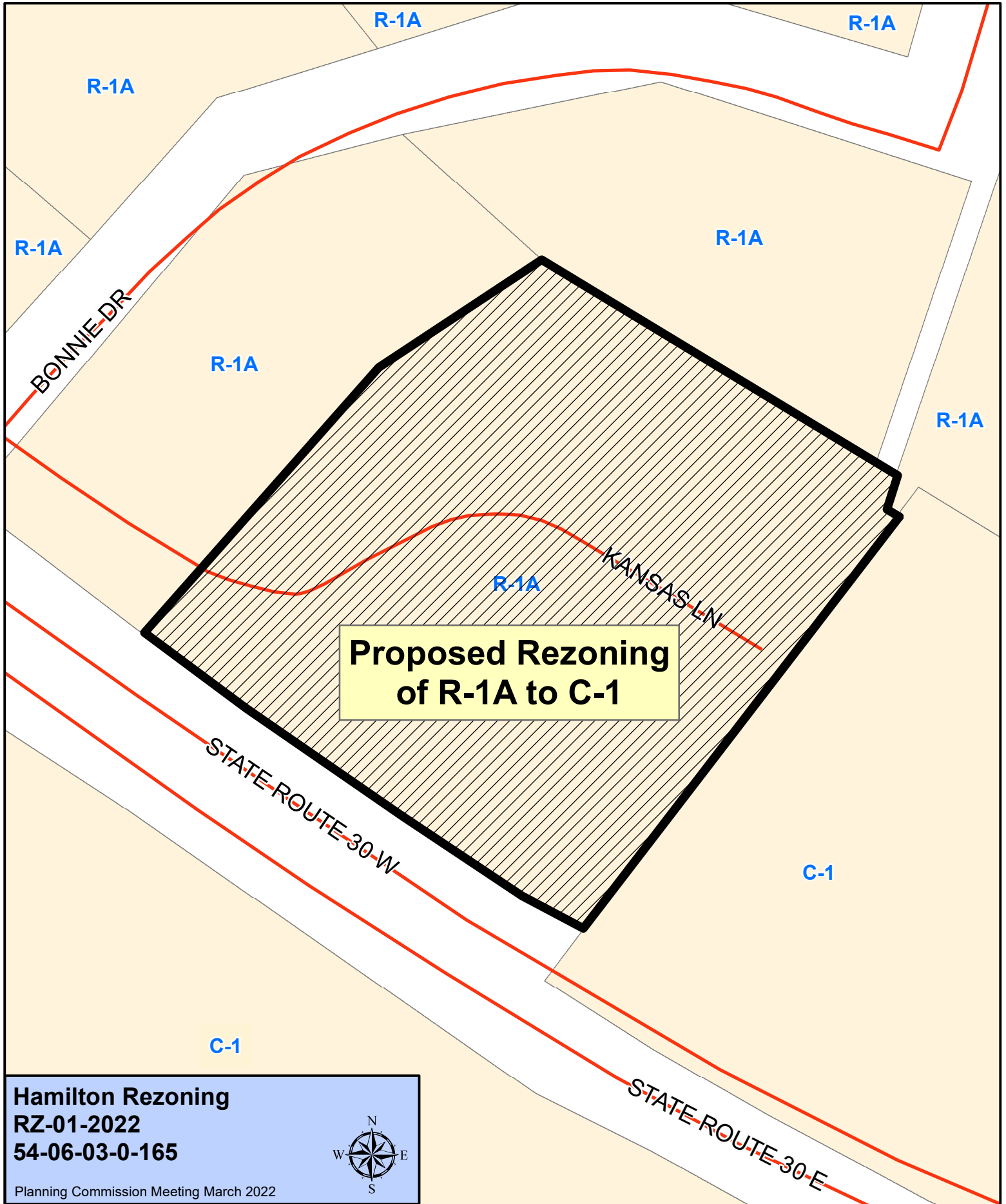
The Township has received a request to rezone approximately 1.1 acres on Kansas Lane, a private roadway, from R-1A to C-1. A map of the site is attached. The owner of the property is Bruce Hamilton of 12741 Virginia Avenue in Ardara. Mr. Hamilton plans to tear down the remaining trailers from his mobile home park on property that is currently zoned R-1A and rezone the property to C-1 commercial. The applicant proposes to construct metal storage building that would be permissible in the C-1 district.

The parcel in question abuts C-1 property to the east and to the south (across State Route 30) that is owned by Courtesy Suzuki Land Holdings and is used for storing new vehicle inventory. Although the Hamilton property is located at the terminus of Kansas Lane, it claims over 220' of frontage on State Route 30. Typically, most of the property along State Route 30 has a C-1 zoning designation. Therefore, I would not consider this spot zoning as there are other C-1 properties nearby or directly abutting Mr. Hamilton's site.

If approved, Mr. Hamilton would need a building permit for the proposed storage building and may also need to address stormwater management on the site. The Township Engineer can review what the applicant submits at that time.

A rezoning request requires a public hearing before the Board of Commissioners, which is scheduled for March 10th, 2022 at 6:30 P.M. at the Town House. However, prior to the public hearing, the Planning Commission must provide a recommendation to the Commissioners regarding this request. At their March 7th, 2022 meeting, the Planning Commission recommended this plan for approval by a vote of 7-0 with no conditions.

North Huntingdon Township GIS



**Proposed Rezoning
of R-1A to C-1**

**Hamilton Rezoning
RZ-01-2022
54-06-03-0-165**



Planning Commission Meeting March 2022