

ZONING HEARING BOARD
HEARING # 2022-1
Special Exception FOR MDS Storage LLC
November 17, 2022 at 3:00 p.m.

1. **Hearing called to order.** Time _____ o'clock p.m.
2. **Roll call:** Thomas Gaul, Chairman____ Jim Anderson, Vice Chairman____
Craig Caldwell, Secretary ____ Solicitor, Alan Shaddinger ____
and Assistant Zoning Officer, Mark Lazzari is absent and being
represented by TWP engineer, David Neill _____
3. Notice of approved ZHB Minutes of the Public Hearing dated 3/7/2022 Special
Exception Heilman Paving Specialties Special Exception.
4. Opening Statement and purpose by Solicitor –Map/Parcel # 280-4F09-17G-0000
(10.6026) acres, zoned C-1 Highway Commercial District located along Woodbridge
Drive. **Proposed use:** Mini-Storage storage units. This site was previously
approved for a special exception on March 2, 2021 for public hearing that was held
Feb. 18, 2021. The modification to the previously approved special exception is a
result of increase limit of disturbance. ZHB condition states that the development
shall not exceed 3 acres or 24,000 sf of building area without application for a Special
Exception for the expansion of the facility. The limit of disturbance for the new
development is 4.39 acres and the proposed square feet of units is now 25,000.
5. **All persons to testify will be sworn in.**
6. **Applicant will present his/her case** followed by questions from persons objecting
and questions from board members and solicitor.
7. **Zoning officer will present testimony if any.**
 - A. Date of application 10/17/2022.
 - B. Date property was posted. Nov. 1st.
 - C. Date adjoining property owner/s were notified. 10/21/2022
 - D. Dates public notice published Nov 3rd and Nov 10th, 2022 in the Butler Eagle.
8. Concluding remarks by Chairman/Board members/Solicitor (including when
to expect decision)
9. **Adjournment** of hearing at _____ p.m.