



**WEST DEER
TOWNSHIP
SUPERVISORS
PUBLIC HEARING**

**August 17, 2022
6:30 p.m.
Conditional Use
JK Motor Cars, LLC
Used Car Dealership**

PUBLIC HEARING – CONDITIONAL USE FOR USED CAR DEALERSHIP:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING ADVERTISED IN COMPLIANCE WITH THE LAW.
- PROPERTY POSTED
- ADJOINING PROPERTY OWNERS NOTIFIED VIA MAIL
- COURT REPORTER PRESENT

AT THIS POINT, ALL THOSE WHO ARE INTERESTED IN SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....

THE PUBLIC HEARING IS FOR A CONDITIONAL USE FOR A USED CAR DEALERSHIP FILED BY THE APPLICANT, JK MOTOR CARS, LLC TO UTILIZE AN EXISTING BUILDING LOCATED AT 11 OAK ROAD, GIBSONIA, PA 15044 TO OPERATE A USED CAR/AUTO DEALERSHIP.

PROPERTY OWNER: CPC, LLC
LOT/BLOCK NUMBERS: 1508-S-75
ZONING DISTRICT: SU SPECIAL USE

A CONDITIONAL USE IS A PERMITTED USE AS LISTED IN THE ZONING ORDINANCE FOR THE JK MOTOR CARS, LLC IN THE SU SPECIAL USE ZONING DISTRICT. AFTER REVIEW AND RECOMMENDATION BY THE PLANNING COMMISSION, THE BOARD OF SUPERVISORS CAN PLACE ADDITIONAL CONDITIONS ON THIS PERMITTED USE.

AT THEIR JUNE 23, 2022 MEETING, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE USED CAR DEALERSHIP WITH THE FOLLOWING CONDITIONS:

1. Submit a plan showing the required parking striping to designate visitor, staff, ADA, and fire access lane(s) at the subject property.

The parking plan comply with all Township applicable codes. The access aisles shall be minimum 25' wide. The plan shall be submitted to the Code Enforcement and Zoning Department for review and approval prior to stripping being installed.

2. If proposed, submit a West Deer Township Sign Application to the Department of Code Enforcement and Zoning for review and approval prior to installing any sign on the subject property.
3. The inoperable vehicles, if on the premises, shall be parked indoor or at location on the premises where they are not visible form the Oak Road.
4. No outdoor storage shall be permitted except for the vehicle inventory.
5. No clear cutting of the existing trees shall be permitted.
6. The existing chain link fence between subject property and Blackout Tinting business shall be kept in good shape until removed.
7. Submit a landscaping plan to the Department of Code Enforcement and Zoning for approval. The plan showing installation of minimum two trees of locally acceptable species in front of the bay door building, towards the side fronting Oak Road. The planting shall be of a minimum 2 ½ "caliper size at the time of planting. The selection shall take into account the height and width at the time of maturity. The landscaping must be completed prior to starting the business.
8. If in the future, the present owner cease to operate the (if) approved business and leave the property vacant for 12 months or more then this Conditional Use Permit shall be null and void. The business and / or the property owner must inform the Department of Code Enforcement and Zoning in writing of such occurrence.
9. If in the future, this business is discontinued or vacated, all the signs on the premises shall be removed with thirty (30) days of the vacation or discontinuation of the business by the business

owner and/or the property owner. Upon failure of the compliance the Township shall remove the sign at the subject property at the owner's expense.

10. The applicant must obtain an Occupancy Permit from the Department of Code Enforcement and Zoning prior to occupying the building.

- **FIRST:** WILL THE APPLICANT OR A REPRESENTATIVE COME FORWARD AND STATE YOUR NAME AND ANY COMMENTS YOU HAVE.....
- **SECOND:** WE WILL TAKE ANY PUBLIC COMMENTS AT THIS TIME.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO TABLE.

OR

I MOVE TO APPROVE THE JK MOTOR CARS, LLC USED CAR/AUTO DEALERSHIP CONDITIONAL USE. AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___

Continued on next page.....

ADJOURNMENT/PUBLIC HEARING

I MOVE TO ADJOURN THE PUBLIC HEARING AT _____ P.M.

MOTION SECOND AYES NAYES

DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____