

December 7, 2017

Zoning Case: Z10-17

**Ballfield Complex
Charles Vrabel
Little Deer Creek Valley Road**

Attendees: Sean Parkinson, George Hollibaugh, Scott Woloszyk, Joseph Gizienski,
and James Smullen

Absent Member(s): Neil Tristani

Other Attendees: William Payne, Code Enforcement Officer
Patrick Cassetti, Solicitor

Variance: From requirements of Ordinance No. 394: Article V, Section 5.4 (Chart B)

Property is zoned I (Industrial District)

Meeting was conducted by Scott Woloszyk, Vice Chairman.

Case Z10-17: Represented by Charles Vrabel and Jerry Nist of Hampton Tech.

Seeking a use variance to construct a ballfield complex on an Industrial zone property located at Little Deer Creek Valley Road (property adjacent to Shop n'Save). Variance would create eight ballfields with two concession stands.

Mr. Vrabel presently is the owner of No-Off Season Sports complex located on Saxonburg Blvd. This future complex would eventually be a total sports complex. Ballfields will be designed as multi-purpose fields that can be transitioned to soccer fields, lacrosse fields, etc. Only buildings proposed for the property will be two concession stands housing concession, restrooms and observation stands for scouts. Buildings will be a wood construction – silo shaped.

Mr. Nist explained that property was once coal mine property and is now mainly fly-ash. In order for any type of building to be constructed on this property, building would be required to be placed on concrete piers. This process adds to the construction cost considerably. Dollar General, at one time, was interested in property but backed out of project for this site due to the additional cost of implementing concrete piers for construction. Ballfields and concession stands would not require any concrete piers.

There was no public comment for or against this project.

First motion by Mr. Smullen and second motion by Mr. Hollibaugh to **GRANT the use variance** to construct ballfields at Little Deer Creek Valley Road which is zoned Industrial.
Voting was unanimous with Mr. Gizienski abstaining.