

WASHINGTON TOWNSHIP COUNCIL PUBLIC HEARING – NOVEMBER 17, 2015

CALL TO ORDER Mayor Glass called to order the Public Hearing for a conditional use request #3-15, at 4:33 P.M. at the Washington Township Administration Building, 11800 Edinboro Road, Edinboro, PA 16412 on November 17, 2015.

VISITORS Visitors were Bill Heald, Steve Renick, Ed Abdallah, Linda Swift, Kathy Brady, Ben Zelina, Ken Meyer, Sam Kim, Misty O'Connor, Jeet Saberwahl, John Hromyak, Sean Kineston, Ken Hass, Peggy Hass, Joseph Mahoney, Alex Christensen, Patrick Avery, Mary Christensen, Hannah Mason, Cheryl Mason, Steve Dickson, Paula Campbell and Abbey Hudson.

COND. USE REQUEST #3-15 Conditional Use request #3-15 is for a special outdoor events venue in an A-1 zoning district for Edward Abdullah, 11851 Eureka Road, Edinboro, PA 16412.

ADVERTISEMENT Manager Anthony presented a copy of the advertisement for this Public Hearing, including proof of publication. Said advertisement was entered into the proceedings as Exhibit T-1, and said affidavit was entered into the proceedings as Exhibit T-3.

SWEAR IN WITNESSES Solicitor Burroughs swore in all witnesses.

PROPERTY POSTING Property was posted by Zoning Officer Norman Willow, as stated in the Township Code, and entered into the proceedings as Exhibits T-2 and T-5.

PLANNING COMM. RECOMMENDATIONS The Washington Township Planning Commission's recommendations were entered into the proceedings as Exhibit T-4.

APPLICANT'S PRESENTATION Mr. Abdallah informed Council of the timeline leading up to the conditional use request. He informed Council he monitored noise levels at the property lines and continually checked with neighbors if there were any noise complaints. Solicitor Burroughs questioned Mr. Abdallah if he investigated any other agency requirements prior to this application; Manager Anthony asked Mr. Abdallah if he felt the conditions as recommended by Planning Commission were reasonable and will abide by them. Attorney Shimek cross-examined Mr. Abdallah, entering Exhibit M-1, the County's property description. Shimek entered Exhibit M-2, the Isabel's Garden website information and asked Mr. Abdallah if camping were still available at the site and he answered no; camping is not part of the conditional use request. Mr. Abdallah entered into the proceedings Exhibit A-1, decibel readings he obtained at the property lines.

OBJECTORS The following objectors entered their objections: Joe Mahoney, Paula Campbell, Mary Christensen, Patrick Avery, Steve Dixon, Alex Christensen, citing primarily noise concerns. Attorney Shimek entered several exhibits into the proceedings including Exhibit M-3, the complaint application filed by Joseph Mahoney, Exhibit M-4, a map of properties including those owned or developed by Mr. Mahoney, Exhibit M-5, a photo of an event of August 22, 2015 that Ms. Campbell testified was taking place at the Abdallah property, and M-6, the decibel readings as measured by Mr. Mahoney.

SUPPORTERS Misty O'Connor entered testimony in favor of the conditional use. Ms. O'Connor testified that no event was held on October 31, 2015 on said property, as stated by Ms. Campbell.

CLOSING REMARKS Attorney Shimek addressed Council with closing remarks asking Council to deny said request based on the current Township Code or in the alternative suggesting conditions to be imposed if the use was granted. Mr. Abdallah gave his closing remarks asking Council to grant said conditional use.

EVIDENCE CLOSED Solicitor Burroughs declared all evidence be closed and Council entered into deliberation at 6:30 P.M. and returned to the public hearing at 6:52 P.M.

ADJOURNMENT Meeting adjourned at the Public Hearing at 6:52 P.M.