

**COLLEGE TOWNSHIP COUNCIL PUBLIC HEARING  
ON ORDINANCE O-15-02  
PERMITTED BUILDING HEIGHTS IN THE GATEWAY  
COMMERCIAL ZONING DISTRICT  
Thursday, February 19, 2015**

**ATTENDED BY:**

**COUNCIL:**

L. Eric Bernier, Chair  
Lynn B. Herman, Vice-Chair  
Carla Stilson  
D. Richard Francke  
William H. Sharp

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Kent N. Baker, Township Engineer  
Robert T. Long, Jr., Finance Director  
John J. Franek, Jr., Management Analyst  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**ABSENT:**

Michael W. Heath, Zoning Officer

**CALL TO ORDER**

Chair Bernier called to order at 7:00 PM the duly advertised February 19, 2015, College Township Public Hearing on Ordinance O-15-02, Permitted Building Heights in the Gateway Commercial (GC) Zoning Ordinance, followed by the Pledge of Allegiance.

Mr. Mark Holdren, CRPA Sr. Planner, provided a brief overview of proposed Ordinance O-15-02, Gateway Commercial Zoning District Ordinance Amendment, which proposes to amend the subject zoning district to restrict buildings to no more than 35 feet in height within 150 feet of a single-family home within the Gateway Commercial Zoning District.

**PUBLIC COMMENT:**

Mr. Dave Sweetland, Sweetland Engineering, representing Mr. Andrew Zangrilli, owner of GC property in College Township, spoke in opposition to the proposed ordinance based on 1) its negative impact to his client's use of his property; 2) there being no need for different building heights adjacent to R-1 properties; 3) the proposed ordinance's discrimination against Mr. Zangrilli's property, as well as others; 4) a 300-foot buffer, the length of a football

field, being excessive; and 5) Council's using horizontal distances to control a vertical situation, which does not consider impacts of topography. Because of other, environmental buffers already placed upon Mr. Zangrilli's 7.8-acre parcel, the proposed ordinance would have a detrimental effect on the property; and, development within those restrictions would not be aesthetically pleasing.

Hearing no further public comment, Chair Bernier called for a motion to close the public hearing.

**Ms. Stilson moved to close Public Hearing on Ordinance O-15-02, Permitted Building Heights in the Gateway Commercial Zoning District.  
Mr. Francke seconded the motion.  
Motion carried unanimously.**

**ADJOURNMENT:**

Chair Bernier adjourned the February 19, 2015, Public Hearing on Ordinance O-15-02, Gateway Commercial Zoning District Ordinance Amendment, at 7:10 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

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Township Manager/Secretary