

Richland Township Zoning Hearing Board
Somerset Trust Sign – August 17, 2021 – 6:50pm

The Richland Township Zoning Hearing Board met on August 17, 2021 at 6:50 p.m. as per the request of Mark S. Rychak, on behalf of Somerset Trust Co. at 1416 Scalp Ave who is requesting approval to construct a secondary free-standing pylon sign, which requires a variance from the Zoning Ordinance. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Attendance:

William Patrick
Pat Wess
PJ McGowan

Eric Hochfeld, Solicitor
Tiffany Shomo, Secretary

Mr. Hochfeld stated the hearing's exhibits. **Board Exhibit #1** was the appeal application with attachments. **Board Exhibit #2** was the Richland Township Zoning Ordinance by reference and **Board Exhibit #3** was the posting of the municipal building, and the property involved, advertising in the Tribune-Democrat and notification of this hearing to adjoining property owners. **Board Exhibit #4** was the large site plan packet submitted.

Court stenographer Lori Behe swore in Mr. Mark Rychak.

Mr. Rychak stated he works for major builders and is coming to the zoning hearing board on behalf of Somerset trust company. He thanked the board for their time. The Bank contracted major builders for a fully renovated exterior. When major had originally remodeled the Bank, they couldn't afford to do everything all at once. Mr. Rychak stated that the pylon still exists at the 219 corridor. It is a 30 foot high pylon sign. Originally the Bank didn't want to utilize it but when people are coming from the north they can't identify the exit. They would like to repurpose the pole with a 30.5 foot sign with the logo. It would be right past the overpass. Another issue is that when you are westbound on Scalp Avenue, you cannot see the Bank. It is fine off of the exit but not when traveling. They are requesting a second freestanding sign along Scalp Avenue. This is so people down Scalp Avenue can identify where the Bank is. Mr. Rychak stated the sign will be in line with all other signs on Scalp Avenue. It will be double-sided. It will have two stone columns. Maximum height will be 20 feet. There will be a 2 foot by 8 foot changeable message center. On the bottom that will meet all ordinance requirements. The signs are being made by RPM signs. The sign will be between the flagpole and Scalp Avenue. The sign will match the area and have very nice landscaping. They are setting the sign back 7 feet from the curb.

Mr. Rychak confirmed that the message center will be exclusively used by Somerset trust company. There will be no outside advertising. They will show community support. The pylon sign will be an internally lit insignia.

Mr. Rychak confirmed it will not impede visuals for driveways.

Mr. Patrick wanted the record to show that there was no one in attendance except the applicant.

Mr. Wess motioned to grant the variance pertaining to testimony about a second sign at Somerset Trust Bank. Seconded by Mr. McGowan. All in favor.

Mr. Rychak thanked the board and said that this would look really good in the community.

Mr. Wess motioned to adjourn the meeting at 7:25 PM. Seconded by Mr. McGowan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany J. Shomo
Richland Township Zoning Hearing Board Secretary