

The Richland Township Zoning Hearing Board met on October 26, 2023 at 6:30 p.m. as per the request of Rachel Cooper, representative of the Eat'n Park located at 1461 Scalp Ave, Johnstown, PA 15904, who requested a variance from Richland Township Ordinance 240-114B.(2) "One freestanding business sign or identification sign not to exceed 50 square feet for any one business" to install a 4' x 8' electronic message center to the existing sign. This hearing was conducted in the Richland Township meeting room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Bill Patrick, Chairman

Pat Wess, Vice-chairman

Rodney Kniss

PJ McGowan

Mark Rychak

Eric Hochfeld, Solicitor

Tiffany Shomo, Secretary

Attorney Hochfeld began the hearing by listing 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, the property involved, advertising in the Tribune-Democrat and notification of this hearing to adjoining property owners.

Court stenographer swore in the following:

Rachel Cooper, Eat'n Park Hospitality Group

There were no residents present.

Ms. Cooper explained that Eat'n Park would like to install a 4' x 8' message center for specials, cookies, hiring, etc. They have the same proposed 4' x 8' electronic message center at 41 other locations. They would like to have electronic branding messaging across the entire brand.

The existing freestanding sign will stay the same. The message center would attach to the existing pole. The message center would be 2-sided and be visible on Scalp Avenue. The sign would not be turned towards Eisenhower Boulevard. The new sign would never be flashing and would only advertise for Eat'n Park. The same message will be displayed at all stores, at the same time and will strictly be only Eat'n Park advertisements and employee accomplishments.

Because they have the 4' x 8' message centers at all locations, the marketing department has all copies of ads at 4' x 8'. Some of the main pylon signs at other locations are taller but the physical sign on the pole is usually the same, unless the municipality allows larger. The new electronic

message center will be approximately 10' from the base of the existing pole. The message board is stationary and has no flashing lights, animations, or scrolling. The message will be up for a minimum of 8-10 seconds.

There were no further questions from the board. There were no comments from the township.

There are no other participants attending the hearing.

The board took a recess from 6:46 pm – 6:55 pm.

There was no further testimony from the applicant. There were no further questions from the board.

Mr. Rychak made a motion to grant the 4' x 8' electronic message center as proposed with the stipulation that Eat'n Park follow all Richland Township ordinances. Seconded by Mr. Kniss. All in favor.

Mr. Kniss motioned to adjourn the hearing at 6:56 pm. Seconded by Mr. McGowan.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo