

WHITE OAK BOROUGH
Zoning Hearing Board Agenda
Thursday September 29, 2022
Public Meeting 7:00 PM

CALL TO ORDER

The Zoning Hearing Board Meeting scheduled for September 29, 2022, is hereby called to order. Please stand for the Pledge of Allegiance.

ROLL CALL

Commission Members present:

_____ Preece _____ Robb _____ Reigh _____ Pholar (Alternate)

Other present:

_____ Castello (Solicitor) _____ (Code Officer) _____ Hillman (Engineer)

NEW BUSINESS

CASE# ZHB-22-05	
APPLICANT:	Modwash d/b/a Hutton White Oak PA ST. LLC
ADDRESS:	736 Cherry St, Chattanooga, TN 37402
OWNER OF PROPERTY:	Diadon, LLC
ADDRESS:	1300 White Oak Ct, Irwin, PA 15642
PROPERTY LOCATION:	1220 Long Run Rd, White Oak, PA 15131 (Parcel 552-B-76)
ZONING DISTRICT:	C-2
<p>PURPOSE: Applicant has submitted the application for the purpose of a Special Exception for the development of a car wash. The Special Exception is being requested under Article 1333.02(b)(1)F of the codified ordinances of the Borough of White Oak as listed below:</p> <p>1333.02 USE REGULATIONS: (b) Uses by Special Exception: (1) Principal uses: <u>F. Car wash, subject to the following express standards and criteria:</u></p> <ol style="list-style-type: none"> 1. The minimum site area shall be 10,000 square feet. 2. The site shall have direct access to an arterial or collector street as defined by this Zoning Ordinance. 3. All property lines adjoining residential use or zoning classification shall be screened by a buffer area as defined by this Zoning Ordinance which shall be at least four feet in depth measured from the property line. 4. Gasoline pumps for servicing cars may be located on the property. Gasoline pumps when installed shall not be within fifteen feet of any street line. 5. No car repair work and no car lubrication shall be performed on the property. 6. All car washing shall be performed within an enclosed building. 7. In addition to all other required parking areas, sufficient paved automobile storage area shall be provided so that at anticipated peak business hours automobiles waiting to be washed shall not overflow onto adjacent properties, streets, or berms. 8. Drainage water from the washing operation shall be controlled so as not to become a nuisance or hazard to persons using adjoining properties, and so that water does not drain onto berms or roadways. 	

PUBLIC COMMENT

MOTION: Motion by 1st _____ 2nd _____

ADJOURNMENT:

Motion to adjourn 1st _____ 2nd _____ Time: _____