

Borough of Canonsburg
Zoning Hearing Board
March 3, 2026
6:30 pm

1. Call to Order:

The meeting was called to order by Mr. Trona at 6:30 PM

2. Pledge of Allegiance

3. Roll Call:

Mr. Tony Trona, Chairman - Present

Mr. Joseph Graff, Jr. – Present

Mr. Earl Kleckner - Present

Ms. Holly Stabile, Solicitor – Present

Mrs. Melissa Graff, Zoning Officer - Present

4. New Business:

5. Public Comments:

1. The application by Wudkwyh Commercial Property LLC, who is requesting a variance in the parking requirements from nineteen (19) spaces to twelve (12) spaces, for the property located at 221 W. Pike St., Canonsburg, PA 15317.

Mr. Trona – Any additional comments other than what was submitted to us?

Female Audience Member – I am Amanda Yetter. I am the project manager and I am representing the applicant for this evening. The only thing that I would add to that is that it is under section 170-804, for the alternate parking for satellite parking of seven (7) spaces. So, still meeting the requirement of nineteen (19) by using satellite and onsite.

Holly Stabile, Solicitor – So, you're referencing the lease you have for additional parking with Salandra Funeral Home?

Amanda Yetter – Yes

Holly Stabile, Solicitor – Ok. So, with a total between onsite per your development plus the additional lease, you meet the requirements of nineteen (19) spaces?

Amanda Yetter – Yes

Holly Stabile, Solicitor – Ok

Mr. Trona – Any additional comments? Are there any comments?

Holly Stabile, Solicitor – Public Comments?

Mr. Trona - Public Comments?

Female Audience Member – Would it be. Could I

Holly Stabile, Solicitor – If you could come up and identify yourself and give us your address

Female Audience Member – Is it possible, it would be helpful to know a parking plan because a plan for parking would impact my

Mr. Graff – I don't know. Who are you?

Female Audience Member – Oh, I'm

Holly Stabile, Solicitor – Why don't we identify her and she can let us know.

Female Audience Member – I am Ann Heferan. I own 225 W. Pike St. which is the property that abuts 221. So, I have a concern about the parking because if they have a shortage of parking, it could potentially impact and overflow into my parking lot, so that's why it would be helpful to know a plan if that's possible

Holly Stabile, Solicitor – I guess you could stand up and respond to that because my understanding is your plan meets the zoning requirements of the nineteen (19) spaces. So, maybe you can address that on the record.

Amanda Yetter – Yes. It's a conceptual plan. We have other things to work out, which is why there was fourteen (14) on the drawing, but we asked for twelve (12). The site is complex; it's an old site and it has separate situations to be worked through. So, until the excavation is done and all those separate issues are worked out, we have done our best to say that this is our conceptual plan and where we believe it will end up, but we also allowed room to have some flexibility in there with the twelve (12) spaces in the event these spaces are impacting you in certain ways

Ann Hefferan – So, if I could see. I guess the conceptual part if I could see that they really don't have the space, then I wouldn't be as concerned, but if it is a concept that we may have seven (7) off-site then that's more of a concern

Holly Stabile, Solicitor – They have to have seven (7) off-site. That's why they have a lease, ok.

Ann Hefferan – Yeah

Holly Stabile, Solicitor – And the plans that were proposed to the board are a minimum of twelve (12) on-site and then seven (7) off-site. So, any approval by this board would be contingent upon the fact that they ultimately will have nineteen (19) spaces, which is what the requirement is, so

Ann Hefferan – It was my understanding that the variance was to only have a total of twelve (12) spots

Mr. Graff – No

Holly Stabile, Solicitor – It's a variance for a total onsite of twelve (12), but the code permits the landowner to utilize a rental lease agreement for alternate parking to meet the total requirements

Ann Hefferan – Ok

Holly Stabile, Solicitor – So, even though there is only twelve (12) onsite, per what's been proposed they have an additional seven (7) offsite. So, technically, they meet the requirements for all nineteen (19) spaces for the square footage used in the building

Mr. Graff – As long as they hold that lease they meet the requirements. They are good

Ann Hefferan – Ok. I guess my concern is that it does not appear that there would be space for twelve (12) spots.

Mr. Graff – Well, they've already had engineers look at it. I believe Harold Ivery was out there and looked at that property

Ann Hefferan – Ok. I'm wanting to make sure that the board is aware that there is a ten (10) foot easement that my property utilizes to access and that parking plan doesn't include that

Holly Stabile, Solicitor – The easement just speaking from a solicitor, is a different matter than what the board would be able to address here today

Ann Hefferan – Except that the easement wasn't included in the proposed parking and that's where the issue is

Holly Stabile, Solicitor – And that would be a separate legal matter between you and the property owner(s) if there was an easement issue. The only thing that's before this board is that they can supply twelve (12) onsite and seven (7) elsewhere

Ann Hefferan – Ok. I won't go into my whole thing. Can you guys commit to me that your twelve (12) spots does not include the 10 foot by 120 foot and I will leave and I have nothing else to say. So that's where like no one can answer that and that's what makes me.

Amanda Yetter – Well we did. It is a separate issue that we need to address right we we do need to address it

Ann Hefferan – With me?

Amanda Yetter - Yeah but it's for here this is our parking requirement for how many spaces we are required to have the building and we feel that we have good plans for that we also feel that we have plans that we know that we need to work out with you guys based on our conversation the other day. We definitely know that we have things that we need to do.

Ann Hefferan - So the board is going to determine, again, can you confirm that the variance is for, it's still for 19 spots, but allowing 7 to be off site.

Mr. Graff - Yes

Holly Stabile, Solicitor - That's what's before the board. And any, if the board approves their request, it is contingent upon those 19 spaces coming to fruition under the code. What's being proposed is 12 on-site, 7 off-site.

Ann Hefferan - Am I allowed to know the distance of the seven?

Mr. Graff - It can't be no further than 250 feet.

Ann Hefferan – Okay. I'll just read my spiel just and I'll know the distance. So again, my concern is because my property of that's 221, with the type of business that they're going to be operating from the expanded structure, it doesn't seem like 12 spots will be sufficient. If there ends up being off-site parking, it doesn't appear that there's space for 12 spots, and it will increase the possibility of overflow by lot. There's characteristics of the property that make it seem like it's one property. It's level, there's like no barriers. So, when you pull it, it appears like it's one big parking lot. The parking that I have for my business is exactly what I need. So, if there's overflow, it will impact my business. Basically, I just want to try to minimize conflict and don't want long-term parking values. That's my concern. And when there's overflow parking, like I know from just human behavior, people tend to park where it's easiest. So if there's too many offsite spots, it's highly likely that people aren't gonna make the effort to go to the offsite lot again using the overflow. So that's my, that's my concern.

Holly Stabile, Solicitor - And obviously you would have recourse if there is a legitimate property dispute on people parking.

Ann Hefferan - Legal, like litigation.

Holly Stabile, Solicitor - Well, in any circumstance that we have where there's parking, and if the board approves it, you can't anticipate every contingency where someone's going to park in someone else's lot. So, the board can't control that. If that was the case, they wouldn't be able to approve any parking.

Ann Hefferan - Right. It's just that the board gets to make a decision and then the property owners are left to deal with the outcome. So that's what I'm asked to just keep that in mind because in research of my property and their property, it goes back to 1970 that these property owners have had the same dispute, the easement and the parking and I want that to end. I don't want to have to be, you know, in conflict for the whole time I own the property. So the decision that you guys make tonight will definitely impact that. That's all. Thanks.

Mr. Trona – Okay. Any other comments? Do we have a motion?

Mr. Kleckner made a motion to approve the application by Wudkwyeh Commercial Property LLC, who is requesting a variance in the parking requirements from nineteen (19) spaces to twelve (12) spaces onsite and seven (7) spaces offsite for the property located at 221 W. Pike St., Canonsburg, PA 15317. Seconded by Mr. Kleckner.
All in favor. Motion carried.

6. Old Business:

7. Adjournment:

Mr. Graff made a motion to adjourn the meeting at 6:41 PM. Seconded by Mr. Kleckner.

Meeting adjourned at 6:41 PM

Submitted by: Melissa Graff