

May 6, 2008, Public Hearing

The Clarion Borough Council held a Public Hearing on May 6, 2008, at 6:45 p.m. in the Assembly Room of the Clarion Free Library, the purpose of the hearing was to receive public comments regarding a conditional use request by Ms. Dayna Sear/Shaw Limited Partnership for permission to construct a residence as an upper-story dwelling at 609 Main Street (Dancer's Studio) pursuant to Section 210-18T and Table 306.1 of the Zoning Ordinance.

A list of those people in attendance is attached to the Official File Copy of these minutes.

Mr. Zerfoss, Chairman of the Housing and Zoning Committee, called the hearing to order at 6:45 p.m.

Upon request, Ms. LaVan stated that the purpose of the meeting was for Council to consider the application of Dayna Sear/Shaw for a conditional use of property located at 609 Main Street for the purpose of creating a second-story dwelling.

Mr. Zerfoss asked Ms. Sear to explain the request a little more for Council.

Ms. Sear is requesting that the second story of her building at 609 Main Street be able to be used as a single-family dwelling. She's in the process of selling her business and the new owner wants to live on the second floor and operate the Dancer's Studio downstairs.

Mr. Zerfoss asked if anyone in the audience wished to speak for or against the request?

Dr. Victor Cherico supports Ms. Sear's request but wanted to point out there is a parking problem. As long as Ms. Sear's owned the property, there have not been any problems. Dr. Cherico hopes the new owners keep it that way. There is a right-of-way that is large enough for cars to come and go as they enter the building on Main Street. As long as it remains open, there will not be a problem. The right-of-way is behind Dancer's Studio in the alleyway and is required by the lease to remain open.

Ms. Sear stated parking is a problem for all the buildings not just hers. Even though there are signs up, people sometimes disobey. Ms. Sear, the new owner, and Dr. Cherico will get together to discuss an arrangement.

Ms. Moore verified the prospective buyer is aware of this.

Ms. Sear commented yes. That's one of the things that need to be taken care of before continuing with the sale. The business doesn't open until 3:30 p.m. so most of the time it doesn't conflict. Ms. Sear is confident Dr. Cherico won't have a problem with the prospective buyer.

Ms. Moore doesn't want to compound the problem at all.

Ms. Sear reported nothing is changing. The business will run exactly as it does now. Where Ms. Sear had to drive and park in a space, the new owner will simply have her car there at all times. Ms. Sear stressed the business is being sold.

Mr. Zerfoss thinks it's a good idea to have a single-family dwelling on the second floor rather than empty.

Since it's a couple interested in the property, Ms. Leonard asked if they have 1 or 2 cars.

Ms. Sear believes they have 1 car. There are 4 legal spaces and 8 double parked spaces behind the building. Even if they have 2 cars, there should be plenty of parking.

Mr. Zerfoss informed everyone the Borough Planning Commission approved the request.

Following discussion, Mr. Zerfoss adjourned the hearing at 6:56 p.m. with action to be taken at the beginning of the Council Meeting.

Respectfully submitted,

Nancy K. Freenock  
Borough Secretary