

CONDITIONAL USE DECISION

IN RE: APPLICANT: ALLAN LUNDBERG
PROPERTY OWNERS: DIOCESE OF PITTSBURGH

FINDINGS OF FACT

1. The Borough of Tarentum (hereinafter “Borough”) is organized and existing under the laws of the Commonwealth of Pennsylvania.
2. The Borough has enacted a Zoning Ordinance known as the Borough of Tarentum Zoning Ordinance and codified as Chapter 265 of the Code of the Borough of Tarentum (hereinafter “Ordinance”).
3. On May 30, 2023, Allan Lundberg (hereinafter “Lundberg”) filed a request for a conditional use permit to use the property for a fitness and training center located at 344 West 9th Avenue, Tarentum, Pennsylvania 15084. Said property is at parcel ID number 1223-N-90.
4. The property is located within the Mixed-Density Residential District (R-2) zoning district.
5. The Ordinance does not provide for a Fitness and Training Center in the R-2 zoning district.
6. Pursuant to said request for a conditional use, a public hearing was held on July 28, 2023, at 5:00 o’clock P.M. at the Tarentum Borough Building.
7. Said public hearing was held after due notice as required by the Borough Code and the Pennsylvania Municipalities Planning Code (hereinafter “MPC”).

8. At the public hearing, Lundberg, and any and all interested parties were given ample opportunity to testify with respect to all provisions and considerations of said application.

9. The subject property was previously used as a Church and was vacant at the time of the public hearing.

10. At the public hearing, Allan Lundberg testified as follows:

- (a) Lundberg would use the building on the subject property for a Fitness and Training Center;
- (b) Lundberg had no plans to change the lighting associated with the property;
- (c) Lundberg would have security cameras on the premises; and
- (d) The eighty-eight (88) parking spots at the property would be sufficient for the Fitness and Training Center.

12. Six (6) residents testified as follows:

- (a) Two (2) residents had concerns for traffic/parking in the area;
- (b) One (1) resident had a concern for the people that would frequent the Fitness and Training Center;
- (c) One (1) resident had a concern reading the lighting; and
- (d) Two (2) residents did not voice an objection to the application for the conditional use.

13. The Tarentum Borough Planning Commission held a public meeting on June 26, 2023 and issued a memorandum on July 20, 2023. The memorandum was entered as an Exhibit at the Hearing.

14. The Tarentum Borough Planning Commission recommended that Tarentum Borough Council approve the conditional use request only for the use of the property, not any specific improvement and additions that may be proposed.

15. This relevant code sections to this matter are Section 265-502-Specific Conditional Use Standards and Section 265-203-Use Definitions.

16. The proposed use is not inconsistent with the residential character of the neighborhood.

17. The proposed use will not adversely affect the health, safety or welfare of the residents of the surrounding area.

18. The proposed use will not deteriorate the environment or generate extraordinary nuisance conditions.

19. Following the public hearing on July 28, 2022, Council held a regular meeting wherein they approved the conditional use application of Lundberg.

CONCLUSIONS OF LAW

1. The Borough of Tarentum has jurisdiction to grant the request for a conditional use approval.

2. The proposed conditional use is consistent with the Comprehensive Plan for Development within the Borough of Tarentum.

3. The proposed use is consistent with the intent and purposes of the Borough of Tarentum Zoning Ordinance and does not adversely affect the public interest.

4. The Borough of Tarentum has complied with all notice requirements of the Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

DECISION

After due consideration of the request for Conditional Use approval and the testimony presented at a duly advertised public hearing, the Borough of Tarentum Council does hereby grant said request for Conditional Use.

IT APPEARING TO THE COUNCIL OF THE BOROUGH OF TARENTUM, that the foregoing constitutes the complete Findings of Fact, Conclusions of Law and Decision of Council, said Decision is APPROVED AND ADOPTED on the _____ day of September, 2023.

BOROUGH OF TARENTUM
COUNCIL

By _____
President, Scott Dadowski

ATTEST: (SEAL)

Secretary