

Zoning

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reluctantly on anyone putting in a development with septic tanks." If developers want to build far away from the sewer system they are required to build an extension to the sewer at their own expense.

As far as businesses go, Kozick said the only recent concern has been with businesses trying to extend their property lines past what the zoning ordinance permits.

"We want businesses on Rt. 309," said Kozick. "But, we don't want them on secondary roads near residences. Commercialism is trying to creep out more."

Each business is given up to 300 ft. from the highway. Recently, Commonwealth Telephone pushed to get its property rezoned so it could add on to the former Alltel building. The board of supervisors granted them the rezoning. Those who wish to have a plot of land rezoned must go before the planning commission, which advises the board of supervisors who make the ultimate decision.

The Meadows Nursing Center is another example of a business getting land rezoned. "It used to be B-3 business, S-1 subdivision and A-1 agriculture. Now it's all business," said Kozick.

Kozick believes it's a good idea to upgrade the zoning ordinance every few years. He said the zoning code has to change with the times. He cites the 280-foot cellular tower to be built behind the municipal building as an example.

Many residents opposed the tower for a variety of reasons, including lower property values, safety and esthetics. The township zoning board and board of supervisors were criticized for allowing the tall tower to be built when there is a 35-foot height variance in the ordinance.

But the zoning board said the tower was a public utility and was therefore exempt from the variance requirement.

Kozick said the variance was written in 1965 because the fire company did not have a ladder over 35 feet. That old issue is why the variance is there today, he said.

Gorey, who has served as Kingston Twp.'s zoning officer for almost 10 years, said he hasn't heard much uproar about zoning, despite the township's growth in the last five years. "Most zones are set up pretty logically. There might be some question at the boundary lines," he said.

In 1988, the township hit its record high with 39 new homes built. Each year after that there has been between 26 and 36 new homes. "This year will hit 39 again and possibly exceed it," he said. "We don't have larger tracts of land left. Maybe one or two."

Like Kozick, Gorey said a common complaint he hears is from people who have lived in the area for 20 or so years. "New homes are being built in a wooded area and the people who have lived there for a long time want to know why. Maybe the lot wasn't available for sale before now. There are many reasons," he explained. "But no one gets to the point where they are fighting."

Some Westmoreland Hills residents are in a fight to keep Gerald Fisher from building three lots behind their homes. The case is still being looked at by the planning commission. Gorey said this is a rare incident.

Gorey said businesses that fall under non-conforming uses and small home businesses are areas the public should know more about. A non-conforming use is granted in the case of a business that existed before a development was built or before a neighbor-

"Any place there is a public sewer, that's the area that's growing."

Leonard Kozick

Dallas Twp. zoning officer

hood was zoned. It must abide by strict zoning laws and cannot expand, but does have every right to continue. "Some people think it's a community zone, but that is not true," said Gorey.

This issue has been brought up recently by neighbors of the Country Deli on Carverton Rd. The deli was a mom and pop store before much of the surrounding neighborhood was built. Some neighbors contend the deli is more of a restaurant because people have been seen eating under a tree outside the store. The owners insist it is not. Gorey warned the owners they must abide by the strict non-conforming guidelines.

Gorey said people can have a home-business, but must get a permit. He said many people think

an area is being rezoned if there is a small business in their neighborhood, but it is not.

Both Kozick and Gorey predict their townships will continue to grow over the next 10 years, so zoning questions are likely to persist.

For the more rural communities like Franklin Township and Jackson Township, the main issues tend to be residential and agriculture. Although the rate of growth does not match that of Dallas and Kingston townships, people are arriving in larger numbers.

Art Owen, Franklin Township zoning officer, said he knows of people who don't like the new subdivisions being built. "In the past six years it has really started growing here," he said. "There have been more subdivisions in the last few years with many lots." Owens said there are more big homes being built in the township.

Unlike Dallas and Kingston townships, all the homes in Franklin Twp. are on a septic system. Because of this, the homes must be on larger plots of land.

John Krupa, who has been the Jackson Township zoning officer for five years, said he hasn't noticed much change in the area. "Certain areas there are large houses being built. But, with people coming in, there are others moving out, it is stabilized," he said. "I don't anticipate any major changes."

Krupa said most people in his jurisdiction complain about permit costs and that they even have to get permits. "Twenty years ago people could put a new roof on themselves. It's a necessity and people don't think they should have to get a permit for it," he said.

Permits in Jackson Twp. cost \$16 per every \$1,000 of construction value, so if a new deck costs \$3,000 to build, the person has to pay \$48 for the permit.

All the zoning officers agreed the zoning ordinances should be updated every few years. Kozick said he would love to hold a public meeting to get input from the township. "It would make the people more aware and produce some good ideas," he said.



Helpful teens

The Candy Striper program at the Meadows Nursing Center, Dallas, is active year round. During the past year over 50 teens participated in the program, and donated over 1,054 hours of service to residents. Dedicated teens helped by visiting with residents, assisting with activities and socials, giving manicures, filling bedside pitchers with ice water, and just spreading their special "sunshine" to residents. If church and school groups would like to visit the Meadows, plan a special event for residents, or complete community service hours, please contact Marilyn Gregorski, Volunteer Director, at 675-8600, Ext. 138. Meadows volunteers at a year-end party, from left, first row, Michele Moore, Amy Withers, Amber LaJeunesse, Kelly Wallick, Mary Beth Wyberski, Lyndsay Santarelli. Second row, Jessa Pitts, Sam Anderson, T. J. Plata, Chrissy Duris, Torie Lake, Dawn Newell, Samantha Newell. Third row, J.P. Urban, Maria Bednash, Shannon Harkins, Jeff Plata, Cara Devine, Amie Malesky, Amy Newell, Sarah Davis.

Celebrity Luncheon tickets now on sale

Four nationally known speakers will highlight the 1997-98 Celebrity Luncheon Series. Laura Pedersen, Financial and Career Consultant, will kick off the season on Sept. 26. Other speakers to appear throughout the season are: Charlton Heston, acclaimed actor, Oct. 24. Ann Rule, undisputed master crime writer, April 16, 1998 and Dr. Beck Weathers, inspirational survivor, May 14, 1998.

Celebrity luncheons is held at The Woodlands, Route 315, Wilkes-Barre. Guest celebrities speak from 11 until 12, followed by questions taken directly from the audience and lunch is served at 12:30.

Season membership for all four speakers including lunch is \$150. For brochures or membership information, call 696-3967.

Lake Twp. accepts recycling Sept. 13

The voluntary recycling drop-off center for Lake Township will be accepting recyclables on Sat., Sept. 13 from 10-12 noon at the township building. The following items may be dropped off: Aluminum and Bi-metal cans, clear, brown and green glass. Plastic #1 and #2 only. No motor oil containers can be accepted.

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