

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

MAY 7, 2025

MINUTES

The meeting was called to order by Chairman Michael Gaydos at 7:30 p.m.

PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Michael Gaydos, Heather Wilkins, Robert Hutchison, Kevin Whitfield, Bruce Dice and Paul Whealdon. Mr. D'Agostino was absent.

APPROVAL OF MINUTES

There begin no additions, deletions or corrections, a motion was duly made to approve the minutes of the April 2, 2025 meeting, as submitted, and Mr. Hutchison seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

26-6-A

STEVEN AND ANNA HENSEL

The applicant is requesting a Special Exception as per Article XII, Zoning Hearing Board, Section 1211.C.4, Chickens, of the Monroeville Zoning Ordinance 2779, to install a chicken cop and raise no more than four hens. The property is located a 310 Oakwood Drive, Tax Parcel 859-N-265, in the R-2, Single/Multi-Family Zoning District.

Mr. Steven Hensel, the applicant, came forward along with his wife to explain the request. He reported this is to request a small chicken coop on his property.

Whealdon inquired whether he had any exhibits to show of his property and Mr. Hensel answered negatively. Mr. Whealdon requested he explain from the plan provided by the municipality. Mr. Hensel pointed out his property and the location of the proposed coop. He explained it will be located at a flat spot at the back of his driveway on the hill. He stated the coop would have a three-stage enclosure with nesting buffs inside a larger wire mesh run with a roof. He added he would put a bottom on it to keep the pest out and it will be fully enclosed. He pointed out there would be a small run that he will rotate in the grass on the hillside. He reported he discussed this with all his neighbors who have bees and he was hopeful that the chickens would leave the bees alone. He added another neighbor has dogs but they did not have any concerns.

Mr. Whitfield referred to the photograph showing 79.3 square feet and inquired what it was and Mr. Hensel answered he was merely using the measuring tool to get a rough square footage of where

the structure will sit inside that area. Mr. Whitfield inquired about the coop and the run. Mr. Henzel explained the coop would be the fully enclosed place where the chicken would sleep and have nesting boxes for overnight. He reported the run would be a covered structure with grass where they would go out and eat. He pointed out the coop and the run.

Mr. Gaydos inquired about the size of the run and Mr. Henzel answered it would be eight by seven to ten feet. Mr. Gaydos questioned what constitutes a flock and Mr. Henzel answered two or more. He stated they will have four because that is what the ordinance allows.

Mr. Whitfield inquired whether there would be any roasters and Mr. Henzel answered negatively.

Mr. Gaydos inquired whether there were any issues with the neighbors and Mr. Henzel answered negatively.

Mr. Dice inquired whether there were any comments from the neighbors and Mr. Whealdon answered negatively.

Mr. Whitfield referred to the cleanup and Mr. Henzel explained there are gardeners in the area so they will have a management system with the compost. He added everything would be containerized with the food and waste.

Mr. Gaydos questioned whether he intends to sell the eggs or whether it was for personal consumption and Mr. Henzel answered it was for his own family.

There being no further discussion, a motion was duly made by Mr. Whitfield to approve Special Exception Application No. 25-6-A and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

25-7-A

TOM AND NICOLE BITTNER

The applicant is requesting a Special Exception as per Article XII, Zoning Hearing Board, Section 1211.4.C, Chickens, of the Monroeville Zoning Ordinance, No.2779, to install a chicken coop and raise no more than four hens. The property is located at 1306 Abers Creek Road, Tax Parcel 1108-R-172, in the R-2, Single/Multi-Family Zoning District.

25-8-A

TOM AND NICOLE BITTNER

The applicant is requesting a dimensional variance from Article III, Section 315, Supplemental Lot and Yard Requirements, of the Monroeville Zoning Ordinance, No 2779, to install a 10 by 24-foot chicken coop in the required 30-foot front yard of the property. The property address is 1306 Abers Creek Road, Tax Parcel 1108-R-172, in the R-2, Single/Multi-Family Zoning District and is a corner lot with two front yards.

Mrs. Nicole Bittner, the applicant, came forward to explain the request. She reported they are requesting permission to have chickens but they did not know they needed zoning approval to build a coop. She stated the coop has already been constructed. She explained they are a corner lot on four

acres. She reported their closest neighbors are across the street. She pointed out the coop and its location.

Mr. Gaydos inquired whether there was a coop prior to this one and Mrs. Bittner answered affirmatively. She stated they had chickens previously.

Mr. Whealdon clarified that the applicant built a new coop closer to the road which became more noticeable. Mrs. Bittner agreed. She explained there is not much space in her yard that does not flood from Abers Creek. She pointed out the garage and the area that stays dry and a raised shed. She explained when the water rises it goes straight through her property so they were limited on the location they could place the coop.

Mr. Whealdon inquired about the location of the roads. Mrs. Bittner pointed out Abers Creek Road, Cavit Road, Saunders Station and Northern Pike. She reported they are at the corner of Abers Creek and Cavit Road.

Mr. Gaydos inquired whether she had any pictures of the existing structure and Mr. Whealdon referred to the monitor. Mrs. Bittner pointed out the run and the enclosed coop that is raised off the ground and the ramp. She explained how they were unaware that there was a size limitation.

Mr. Whealdon reported it is a large property that is remote and they had have chickens there for many years with no complaints. Mr. Dice inquired whether there were any complaints from neighbors and Mr. Whealdon answered negatively. He added the property was posted and letters were sent to the adjoining property owners and it was advertised in the local newspaper.

Mr. Whitfield inquired about the number of chickens and Mrs. Bittner answered four. Mr. Whitfield questioned whether they would go to 15 chickens and Mrs. Bittner answered they would probably add chickens. Mr. Dice pointed out the ordinance specifies four. He inquired whether the chickens run loose and Mrs. Bittner answered negatively. She explained if they are left out someone is out with them because there are some red tail hawks in the area. Mr. Dice questioned whether they listen and Mrs. Bittner answered they stick together. She added they will come when called. Mr. Dice inquired about how long they live and Mrs. Bittner answered four to eight years. Mr. Dice questioned whether they lay eggs all of that time and Mrs. Bittner answered affirmatively.

Mr. Gaydos inquired whether the building would be large enough for the number she wants to have and Mrs. Bittner answered affirmatively. Mrs. Bittner explained how she did the calculation and how it should be 15 square feet per chicken. She reported the bottom level is 240 and the coop on top is additional space. Mr. Gaydos questioned whether there are plans for expansion and Mrs. Bittner answered negatively.

Mr. Dice inquired about the variance and Mr. Whealdon stated the variance is for the location of the coop. He explained this property is on a corner with two front yards which is a hardship and they built the coop in the side or rear yard but it is technically a front yard. Further brief discussion ensued.

Mr. Whitfield inquired about the disposal of waste and she explained they will use it for compose and gardening. She added they share it with the neighbors.

There being no further discussion, a motion was duly made by Mr. Hutchison to approve Application 25-7-A and Mr. Gaydos seconded it. Upon a voice vote, the motion carried unanimously.

Further, a motion was duly made by Mrs. Wilkins to approve Application No. 25-8-A and Mr. Whitfield seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

Mr. Gaydos sent out a special thanks to the power companies, the public works and municipal employees for all their work this past week in getting everything working and all their hard work.

There being no further discussion, Mr. Whitfield duly made a motion to adjourn the meeting at 7:47 p.m. and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Michael Gaydos
Chairman

MG/sam