

**SANDY TOWNSHIP BOARD OF SUPERVISORS  
1094 CHESTNUT AVENUE, P.O. BOX 267  
DUBOIS, PA 15801**

**MONDAY, AUGUST 21, 2023 @ 7:00 P.M.**  
**RUSTY GATE APARTMENTS, LLC REZONING REQUEST**

**MINUTES**

**PUBLIC HEARING CALLED TO ORDER**

**ROLL CALL**

Board Present:

William Beers  
Barry Abbott  
Kevin A. Salandra  
Mark Sullivan  
Samuel Mollica

Staff Present:

Shawn Arbaugh, Manager  
Theresa Bracken ,Secretary-Treasurer  
Patrick Green, Zoning Officer  
Jason Runyan- Fire Chief  
Others: See sign in sheet.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PUBLIC NOTICE**

Notice is hereby given that at their regular meeting to be held on Monday August 21, 2023, at 7:00 PM prevailing time, at the Sandy Township Municipal Building, the Sandy Township Supervisors will conduct a public hearing and propose to enact and adopt an Ordinance, a summary of which follows:

An ordinance to amend the code of the Township of Sandy, chapter 27 (zoning ordinance) consisting of a change to the zoning map; the amendment changes the zoning classification of Sandy Township parcel No. 128.0-C04-650-00022, being a lot owned by Rusty Gate Apartments, LLC located within a vacant lot off Oklahoma Cemetery Road and 14<sup>th</sup> Street, DuBois, PA 15801 adjacent to properties of the DuBois City Housing Authority, Paul and Jackie Syktich, LLC, DuBois Soccer Association, Rusty Gate Apartments, LLC, Maria Cimino, Dennis and Rena Adamson, and Eugene Cimino; the change in zoning classification is from R- 1 (residential high density) to C (commercial).

Published in the *Courier Express* July 31 and August 7, 2023

**STAFF PRESENTATION**

Officer Green presented a rezoning request submitted by Wes Smith of Smith Timbering and Landscaping. This project is located within a vacant lot located adjacent to Adamson Funeral Home.

Wes Smith is proposing to rezone this existing lot from Residential High Density (R-1) to

Commercial (C). Wes intends to sell this lot to a potential buyer for possible future doctor's offices.

Officer Green explained that in 2016, the whole area was zoned commercial. A land developer at that time was proposing to do a residential development over there, so it was rezoned in 2016 from commercial to residential high density. Most of the area right now is residential high density. Then they rezoned one parcel of it for Addison's Funeral Home from that residential high density back to commercial. So we've had a lot of activity in that area, but it was originally commercial changed to R1 residential. Now some of the parcels are converted back. They are looking to convert more back to commercial.

### **COMMENTS**

### **ADJOURN**

A motion to adjourn was made by Supervisor Salandra and Seconded by Supervisor Abbott.

A roll call vote was taken.

Barry Abbott – aye

Samuel Mollica – aye

Mark Sullivan – aye

William Beers – aye

Kevin Salandra – aye

Motion carried.

**Meeting Adjourned at 7:05 PM**

Respectfully submitted:



Theresa Bracken  
Secretary-Treasurer