

# WARREN COUNTY ZONING HEARING BOARD

## MINUTES

April 5, 2023

10:00 a.m.

Commissioners' Conference Room  
Warren County Courthouse

**MEMBERS PRESENT:** Edwin W. Atwood, Dennis Johnson, David Miller, Donald C. Saporito, Sr.

**MEMBERS ABSENT:** Patrick Soliday

**STAFF PRESENT:** Michael Lyon, Deputy Planning Director/Zoning Officer;  
Laurie Burdick, Planning & Zoning Department Secretary;  
Timothy Bevevino, Esq., Solicitor

**STENOGRAPHER:** Olivia Mailliard - The Sargent's Group, Johnstown, PA

**GUESTS PRESENT:** Josh Cotton (Times Observer), Sarah Ward-Lewis  
(attended remotely), Tessa Sager, Brian Sager

---

10:00 a.m. – Special Exception: Drayer Physical Therapy Partners, LLC – Medical Office in a “B” Business-Zoned District – 40 Hatch Run Rd., Warren, PA, Conewango Township – Tax Parcel ID #WN-518-636200

Chair David Miller called the meeting to order at 10:00 a.m.

Mr. Miller stated that, presented to the Board for consideration is a request for a Special Exception by Drayer Physical Therapy Partners, LLC (applicant) of Chattanooga, TN. The property is located in Conewango Township and is zoned “B” – Business. The Tax Parcel Number is WN-518-636200.

Mr. Miller further stated that the issue before the Board is Section 307 “B-Business District,” requiring a Special Exception for Medical Clinics operating in the Business District. He said the applicant is asking for approval of the Special Exception.

Mr. Miller asked Zoning Officer, Michael Lyon, if all property owners within 300 feet were notified by mail, if the hearing was properly advertised in the newspaper, and if the property was posted. Mr. Lyon responded in the affirmative to all three questions.

Parties to the hearing were identified as follows: Sarah Ward-Lewis, Applicant (attending remotely), Tessa Sager (Drayer PT), Conewango Township, and Warren County, represented by Michael Lyon, Deputy Planning Director/Zoning Officer.

No additional individuals wished to be a party to the hearing.

Mr. Miller explained the procedure to be followed during the hearing.

Tessa Sager was sworn-in by David Miller.

Mr. Miller stated that the Zoning Hearing Board must consider the following criteria for a Special Exception: 808.9 "Special Exceptions" – a use permitted with special permission granted by the Zoning Hearing Board to occupy or use land and/or a building for specific purposes in accordance with the criteria set forth in this Ordinance when such use is not permitted by right.

Tessa Sager then gave her presentation regarding the proposal to open a franchise of Drayer Physical Therapy.

There were no questions.

Michael Lyon, Zoning Officer, explained the definition of a Special Exception. From a zoning aspect, the building is zoned "B" Business, there will be plenty of parking, he has no issues with it, and he recommended approval.

No other testimony was offered.

No rebuttal.

Solicitor Timothy Bevevino, Esq. had no issues with the Special Exception request.

Edwin Atwood made a motion, with a second by Donald J. Saporito, Sr., to approve the Special Exception request. A vote was taken and all were in favor. Motion carried.

The hearing was unanimously adjourned at 10:05 a.m. with a motion by Ed Atwood and a second by Donald Saporito, Sr.

***Special Exception granted.***

Respectfully submitted,



Laurie A. Burdick  
Department Secretary  
Warren County Planning & Zoning  
204 Fourth Avenue  
Warren, PA 16365  
814-728-3512  
814-728-3517 (fax)