

ZONING HEARING BOARD MEETING
April 21, 2014 MINUTES

Members Present:

P. Andrew Diamond
Charles Hawkins
Allan Tedesco
Glenn Geisel

Township Staff Present:

Joe Shafer, Community Planner

Members Absent: none

Court Stenographer: Jill Josey

Mr. Diamond called the meeting to order at 7:32 p.m.

Roll call was taken and it was noted that all members were present.

New Business:

AP #12832 – An appeal on behalf of John Herock. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4 (District Regulations), Section 404.6.E (Minimum yard requirements) located at 9545 Goehring Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F46.4C).

All parties to be involved in the hearing were sworn in by the stenographer. Mr. Diamond verified the application was received and in good order with staff and then read the application into the record.

Mr. Shafer began with an orientation of the property in question. Testimony was given by the applicant, John Herock. Mr. Herock stated that the location of the proposed shed was the preferred location due to the flat topography in this vicinity of his property that does not exist elsewhere on his property. He also explained each of the images that he had provided as exhibits for the public record, noting the commercial enterprise which exists in front of his house at 9541 Goehring Road and that each property adjacent to his property has their backyard abutting his land.

The Board asked questions of the applicant and Mr. Shafer. Discussion took place in regards to existing site conditions, neighborhood character, the flag lot configuration, and required setbacks.

Based upon this discussion, Mr. Diamond asked Mr. Herock if he wished to amend his appeal from a variance appeal to an interpretive appeal. Mr. Herock stated that he would and the Board accepted this amendment to the appeal request.

Motion by Mr. Geisel to approve the appeal request, as amended by the applicant, seconded by Mr. Hawkins.

Motion by Mr. Tedesco to amend the motion for approval to note that this interpretation applies only to the structure in question and not to any future structures on the property.

Discussion of this proposed amendment to the motion took place with Mr. Diamond noting that, practically speaking, the yard in question is a side yard.

Motion to amend the motion for approval was seconded by Mr. Hawkins.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Motion by Mr. Hawkins to approve the appeal request, as amended by the applicant, with the note that approval being granted is applicable only to the structure in question and not any future structures, seconded by Mr.

Tedesco.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Mr. Diamond asked the applicant if he would agree to the stipulation that the shed be no larger than 15 feet by 35 feet. Mr. Herock agreed to this stipulation and thanked the Board.

Minutes:

Motion by Mr. Geisel to approve the March 17, 2014 minutes, seconded by Mr. Hawkins. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Adjournment:

Motion to adjourn by Mr. Tedesco, seconded by Mr. Geisel. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Joseph Shafer
Community Planner