

**ZONING HEARING BOARD MEETING
SEPTEMBER 19, 2016 MINUTES**

Members Present:

P. Andrew Diamond
Allan Tedesco
Vincent Plocido
Glenn Geisel

Township Staff Present:

Jeffery Musher, Manager of Development & Code Services
Jason Smith, Assistant Manager of Development & Code Services

Court Stenographer: Leaette Cavaliere

Mr. Diamond called the meeting to order at 7:30 p.m.

Roll call was taken and it was noted that all members, with the exception of Charles Hawkins who was excused, were present.

New Business:

Appointment of Officers- Mr. Plocido made a motion to keep the Zoning Hearing Board Officers the same as the previous year. Mr. Geisel seconded the motion. All members present were in favor.

President- P. Andrew Diamond
Vice President- Allan Tedesco
Secretary- Glenn Geisel

AP # 18315 - An appeal on behalf of Cranberry Place. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4 (District Regulations), Section 408.7.B (2) (C) (Building Setbacks) located at 5 St. Francis Way, Cranberry Township, PA 16066 (Map & parcel no. 130.4F44.7).

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.

Testimony was given by the applicant, Julie Poletta, the contracted Design Professional for the project. Ms. Poletta proceeded to describe the proposed location of the walk-in cooler utilizing a site plan that was included with the ZHB submittal package, as well as the encroachment specifically. Based on the location of the cooler, the applicant is requesting a 6' 4" encroachment into the 15' setback on that portion of the site. Ms. Poletta provided information on the existing conditions of the existing walk-in cooler that is held within the interior of the building that will need to be replaced soon and prevents interior expansion of the kitchen area.

Ms. Poletta provided information to the board that the installation of the cooler would not inhibit the adjacent properties. Ms. Poletta closed her testimony providing information on how the cooler will be painted to match the existing building.

A second testimony was provided by Michael Chiappetta, UPMC Project Director, and Corporate Construction.

Mr. Chiappetta provided information to the board on why the existing interior cooler will be replaced with a cooler on the exterior of the building. It was noted that the dietary staff obtained consulting services to provide insight on how to effectively service the residents and that the current walk-in cooler is too small and will need to be replaced. It was also noted that the existing walk-in cooler location, once removed, will be converted to a kitchen prep area.

The following questions were provided by the board:

Q: Mr. Tedesco- Is the proposed elevation of the cooler the same elevation as the adjacent loading docks?

A: Ms. Poletta indicated that the cooler pad will be higher in elevation than the base level of the loading dock.

Q: Mr. Geisel- Will the exterior cooler prevent or prohibit access by Fire Department Personnel?

A: Ms. Poletta- The area currently is not accessible by vehicle. Fire Department access will not be altered.

Q: Mr. Diamond- What is the size of the proposed cooler?

A: Ms. Poletta indicated that the size of the cooler has not been determined, it will not exceed the size of the concrete pad which is proposed to be 14'4" x 30'4" in size

Q: Mr. Plocido- Was the size of the cooler based upon information provided by the consulting firm?

A: The consultant did provide insight on the size of the cooler expansion.

The Board asked questions of the applicant and Jeffery Musher.

Further discussion ensued among all participants, while reviewing the submitted site plan and aerial imagery of the site.

Motion by Mr. Tedesco to approve that the applicant modify the submitted application to check each of the five appeals listed (A-E) on the submittal. Mr. Plocido seconded the motion.

Motion by Mr. Tedesco to approve 6' 4" encroachment into the 15' rear yard setback variance. Mr. Geisel seconded the motion.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Vincent Plocido	X		
Glenn Geisel	X		

Minutes:

Motion by Mr. Geisel to approve the August 17, 2015 minutes, seconded by Mr. Plocido. Motion passed.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Vincent Plocido	X		
Glenn Geisel	X		

Adjournment:

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

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Vincent Plocido	X		
Glenn Geisel	X		

Meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Jeffrey Musher
Manager of Development & Code Services
Building Code Official

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