

**ZONING HEARING BOARD MEETING**  
**May 9, 2005**  
**MINUTES**

**Members Present:**

P. Andrew Diamond  
Glen Geisel  
Alan Tedesco  
Charles Hawkins  
Sharon Beck

Leaette Cavaliere, Court Reporter

**Township Staff Present:**

Michelle L. Mixell, Director  
Planning & Community Development

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

**AP # 13394** An appeal of Wal-Mart Stores, Inc. The appeal is for a variance of Chapter 108, Zoning, Article VI, Sections 108.604.2 (Maximum total sign area per lot or site) and 108.604.3 (Number of signs per lot or site) for Wal-Mart Stores, Inc.. located at 20245 Route 19, Cranberry Township, PA 16066 (Map & parcel nos. 130.4F110.10J and 130.4F110.10J.0001).

Mr. Alan Sable representing the applicant requested a continuance to the June 13, 2005 Zoning Hearing Board meeting.

**AP # 13415** An appeal of Foxmoor Condominium, LP. The appeal is for a variance of Chapter 108, Zoning, Article IV, Section 108.406.6.1 (Minimum front yard requirements for structures) for a duplex unit located at 218/220 Bentbrook Circle, Cranberry Township, PA 16066 (Map & parcel no. 130.S34.CA).

Mr. John Steinmiller, representing the applicant, made a presentation of the variance request.

After some discussion, Mr. Hawkins moved to approve appeal #13415 request for a variance to permit an encroachment of 3.9' into the minimum required front yard finding that: a unique physical circumstance exists 2) the character of the neighborhood will not change, and 3) the appeal represents the least modification possible. The motion was seconded by Mr. Tedesco. Mr. Diamond amended the motion to reference the plan provided. The amendment was seconded by Mr. Tedesco and approved unanimously.

Mr. Diamond made a request that the minutes of April 11, 2005 be changed to state that Mr. Diamond asked if they would consider four (4) signs with a cap of 343 square feet, but retracted the notion of a 10% increase .

A motion to adjourn was made. The vote was unanimous.

Respectfully Submitted,

Michelle L. Mixell, AICP  
Director  
Planning & Community Development