

**ZONING HEARING BOARD MEETING**  
**October 9, 2006 MINUTES**

**Members Present:**

Sharon Beck  
Glen Geisel  
Alan Tedesco  
Charles Hawkins  
Andrew Diamond

Mr. Tedesco called the meeting to order at 7:40 p.m.

New Business:

**AP # 30614** - An appeal of James Wood. The request is for an appeal from the order, requirement decision or determination made by the Zoning Officer. Notice of Violation (NOV 30531) sent by Jeffrey D. Winkle, Township Official, citing the following: Chapter 27, Zoning, Part 1, Section 105 (Application of Requirements of this Chapter. No lot shall hereafter be used or occupied unless in conformity with this chapter.), Part 4, Section 402 (Tables of Authorized Uses, Zoning Districts Where Use is Authorized, and Method of Authorization. Vehicle Sales, Rental and Service is Not Permitted (N designation) in the R-2 Zoning District.), and Part 11, Section 1102 (Zoning Approval for Occupancy and Use. It shall be unlawful to use or occupy any lot or part thereof until zoning approval has been issued by the Township) Property is located at 1158 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no.130.S7.G).

Mr. Tedesco read the application into the record.

Mr. Ernest Simon presented on behalf of the applicant Mr. James Wood.

Mr. Simon went through applicant exhibits #1 thru #5 and provided copies to the Board and Township.

The Board asked Mr. Simon questions regarding the information presented and the subject property.

Neva Stanger, attorney with Campbell Durrant & Beatty, presented on behalf of the Township.

Ms. Stanger questioned Mr. Winkle regarding the issuance of NOV 30351 and the facts surrounding the violation of Township Ordinances.

Ms. Stanger entered the file record as the Township Exhibit A into the record.

Ms. Stanger entered color photographs of the subject property as Township Exhibit B into the record.

The following residents signed entries of appearance and testified at the hearing:

Graydon Crain, 1164 Freedom Road  
Ray Friedman, 204 Greenwood Drive  
Gloria Tubridy, 1125 Freedom Road  
Mike Safreed, 1172 Freedom Road  
Dan Page, 1184 Freedom Road  
Regis Kuntz, 105 LaPorte Drive  
Wesley Buterbaugh, 209 Greenwood Drive

The Board members questioned the residents who spoke regarding the subject property.

Motion made by Mr. Geisel that the Zoning Hearing Board finds that the Notice of Violation should stand as issued by the Township.

Ms. Beck seconded the motion.

Mr. Diamond asked if there was any discussion on the motion.

The Board members discussed the motion.

Vote was four (4) in favor of the motion as presented and one (1), Mr. Diamond, abstained.

Mr. Hawkins motioned to approve the minutes as presented for the September 11, 2006 meeting.

Mr. Tedesco seconded the motion.

Vote was four (4) in favor and one (1), Mr. Geisel, abstaining due to his absence at the hearing on September 11, 2006.

Ms. Beck motioned to adjourn meeting with Mr. Geisel seconding the motion.

Motion passed unanimous.

Respectfully Submitted,

Jeffrey D. Winkle, AICP  
Assistant Director  
Planning & Community Development

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