

**ZONING HEARING BOARD MEETING**  
**December 13, 2004**  
**MINUTES**

**Members Present:**

P. Andrew Diamond  
Glen Geisel  
Alan Tedesco  
Charles Hawkins

Mr. Diamond called the meeting to order.

**AP #13305** An appeal of Wal Mart Stores, Inc.

Mr. Jeff Jankowski, representative of Wal Mart, presented testimony.

After discussion, a motion was made by Mr. Tedesco to grant the expansion of a nonconforming structure in a manner that increases the impervious surface at 20245 Route 19, Cranberry Township, PA 16066 within the pending C-3 Regional Commercial Zoning District in accordance with Article X, Section 108.1004.1 of the Cranberry Township Zoning Ordinance. Mr. Tedesco made a finding that not to permit the expansion would create an undue hardship to the property owner. Mr. Diamond amended the motion to note that the expansion of impervious surface from 84.94% to 86.65% is De minimis. Mr. Hawkins seconded the motion. The vote was unanimous.

Mr. Geisel made a motion to approve the July 12, 2004 minutes. Mr. Hawkins seconded the motion. The vote was unanimous.

Mr. Geisel made a motion to approve the August 9, 2004 minutes. Mr. Tedesco seconded the motion. The vote was unanimous.

Mr. Hawkins made a motion to approve the September 13, 2004 minutes. Mr. Tedesco seconded the motion. The vote was unanimous.

A motion to adjourn was made by Mr. Hawkins and seconded by Mr. Tedesco.

Respectfully Submitted,

Michelle L. Mixell, AICP  
Director  
Planning & Community Development