

ZONING HEARING BOARD MEETING
July 19, 2010 MINUTES

Members Present:

P. Andrew Diamond
Mark Veon
Glenn Geisel
Charles Hawkins

Township Staff Present:

Jeffrey Musher, Supervisor Code Administration

Court Stenographer: Karen Rowland

Mr. Diamond called the meeting to order at 7:35 p.m.

Old Business: None

New Business:

AP # 31172 - An appeal of Andrew Daly, Construction Manager on behalf of Chipotle Mexican Grill Restaurant. The request is for a variance of Chapter 27, Zoning, Part 6 (Signs), Section 27-406.5.B (1) (a), number of signs per business in a shopping center, located at 20024 Route 19, Cranberry Township, PA 16066 (Map & parcel no. 130.4F110.27A).

Mr. Musher presented on behalf of the Township.

Mr. Diamond read the application into the record and confirmed that the application submission was complete and in good order.

Initial discussion took place to clarify that the request for variance was not to gain a second sign, but rather to relocate the existing second sign, currently located on the rear of the building, to the side or North elevation of the building. Mr. Musher advised that Staff did not support the variance.

Request was made to the Township for explanation as to the validity of the existing second sign in itself, which seemed inconsistent with the ordinance.

Mr. Musher identified that in keeping with the vision of the Township, this development had its buildings located at the forefront of the development site, close to Route 19, with the bulk of the parking to the rear of the structures. As a consideration to the developer and as a means of way finding for the patrons, a second sign, located on the rear of the building, in addition to the business sign on the front of the structure, would be permitted, noting however, that a specific stipulation was placed in the Developers Agreement that no sign facing Dutilh Road (rear elevation) could be illuminated.

Mr. Musher further clarified that a non-illuminated sign that was permitted to be placed on the rear of the building was to be only a way finding sign and not meant to convey any type advertising.

Mr. Daly of Chipotle gave testimony that the request to move the sign to the side or North elevation was indeed to obtain additional advertising signage, however he felt it vital to the operation of his restaurant.

There was general discussion as to the implications of granting a variance to an approved Conditional Use specific condition and in setting a president for the remaining businesses within the shopping center and in future developments. It was also noted that, as seen in presentation slides, there was a sizeable expanse of windows on the North elevation of the building and window signage was permitted to a maximum of 20% coverage. Mr. Daly argued that although he was seeking additional advertising, it was company policy not to place signage in the windows. Further discussion continued.

Motion was made by Mr. Geisel to deny the application.

Mr. Hawkins seconded the motion, with all agreeing on denial.

The motion carried.

Adjournment

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Jeffrey Musher
Supervisor, Code Administration