

**ZONING HEARING BOARD MEETING**  
**April 18, 2011 MINUTES**

**Members Present:**

P. Andrew Diamond  
Allan Tedesco  
Mark Veon  
Glenn Geisel  
Charles Hawkins

**Township Staff Present:**

Ronald Henshaw, Director Community Dev.

**Court Stenographer:**

Mary Secot

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

Roll call was taken and it was determined all members were present and accounted for.

Old Business: None

New Business:

**AP# 31318** – An appeal on behalf of Mr. James Wood. The request is a challenge to the validity of the Zoning Ordinance. Mr. Diamond read the basics of the application into the record and noted that Mr. Wood (through his Attorney, Ernest Simon) had requested that the hearing be continued to the May 16, 2011 Zoning Hearing Board without any presentation for personal reasons. A motion was made by Charles Hawkins to continue the matter to the May 16, 2011, 7:30 p.m. meeting of the Zoning Hearing Board. Seconded by Mark Veon. The vote was unanimous.

**AP # 31323** - An appeal on behalf of Pennwood Commons I and II. The request is for a variance of Chapter 27, Zoning, Part 4 (District Regulations), Section 27-409.5.B(2)(c) (Side Yard setbacks) located at 40 and 50 Pennwood Place, (Pennwood Commons I and II), Cranberry Township, PA 16066 (Map & parcel nos. 130.4F110.14C18 and 130.4F110.14C19).

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

All parties to be involved in the hearing were sworn in by the stenographer.

Gregory Black began with a description of the project(s) and explained the nature of the request. Mr. Black stated that they are seeking a variance of the side-yard setback of 20 feet (on each side) so that a 10 foot wide enclosed walkway could be constructed to connect the two buildings. Mr. Black presented a series of site layouts as well as proposed renderings of what the proposal would look like.

Mr. Geisel questioned what the nature of the request was and asked to see the materials that had been submitted. Mr. Geisel further questioned the location of power line easements and other utilities that may preclude their ability to construct in this location. Further discussion took place and Ron Henshaw indicated that the Township would assure that these matters have been addressed prior to permit issuance. Mr. Geisel questioned what the impact to firefighting efforts would be and was satisfied with the response.

Ms. Lynn Sinal with Talisman Energy Company gave an overview of Talisman Energy and spoke of the need for the connection as they are the tenant in the first building and they intend on leasing a portion of the second building.

Mr. Dustin Kuhlman with CEC spoke of the site constraints for both sites which consist of a stream,

wetlands, floodplain and steep topography. He and Mr. Black spoke of the requirement for a Phase 3 archaeological excavation on the Pennwood Commons II site that took months to complete.

A motion was made by Mr. Geisel to approve the request for Variances to the side-yard setbacks for both properties of 20 feet which will allow the connection of the two buildings via the enclosed walkway. Mr. Geisel noted that all of the 5 requirements for the approval of a Variance had been addressed. Seconded by Allan Tedesco. Discussion resumed regarding the possible utility conflicts. Mt. Tedesco amended the motion to state that any conflict with utilities will be at the owner's risk. Mr. Geisel seconded the amended motion. A vote was taken and was unanimous to approve the request for Variance(s).

### **Minutes**

Mr. Geisel questioned the wording on the last page of the January 17, 2011 minutes and asked that the wording state that the minutes state that the stenographic record be attached to the "Zoning Hearing Board minutes" rather than the "Township records". A motion was made by Mr. Tedesco to approve the amended minutes. Seconded by Mr. Geisel. The vote was unanimous.

### **Adjournment**

Motion to adjourn by Mr. Tedesco, seconded by Mr. Geisel. Vote was unanimous.

Meeting adjourned at 8:21 p.m.

Respectfully Submitted,

Ronald Henshaw, Director  
Community Development