

ZONING HEARING BOARD MEETING
September 19, 2011 MINUTES

Members Present:

P. Andrew Diamond
Allan Tedesco
Mark Veon
Glenn Geisel
Charles Hawkins
Phil Lope, Esq.

Township Staff Present:

Ronald Henshaw, Director Community Dev.
John K. Trant Jr., Chief Strategic Planning Officer
Neva Stanger, Esq.

Court Stenographer:

Leaette Cavalier

Mr. Diamond called the meeting to order at 7:36 p.m.

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

Continued Business:

- a. **AP # 31393** - An appeal on behalf of Shirley & Jim Mahr. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1142 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F110.43-1B).
- b. **AP # 31394** - An appeal on behalf of Daryl & Cynthia Peterson. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1 Rolling Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.AB3).
- c. **AP # 31395** - An appeal on behalf of Mitchell & Beverly Evanitsky. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 2 Rolling Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F110.43-1A).
- d. **AP # 31396** - An appeal on behalf of Keith & Leslie Deily. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1150 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.AB2).
- e. **AP # 31397** - An appeal on behalf of Charles & Barbara Campbell. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1152 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.H).
- f. **AP # 31398** - An appeal on behalf of Emily Resko. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1166 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.E).

- g. AP # 31399** - An appeal on behalf of Mercedes Oliver. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1168 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.K115).
- h. AP # 31400** - An appeal on behalf of Hildegard Dobler. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 100 LaPorte Drive, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.K116).
- i. AP # 31401** - An appeal on behalf of Michael & Jean Safreed. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) located at 1172 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.K117).
- j. AP # 31402** - An appeal on behalf of William & Margaret Schnarrenberger. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1174 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.K118).
- k. AP # 31403** - An appeal on behalf of Jean & Adrienne Parenteau. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1176 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.K119).
- l. AP # 31404** - An appeal on behalf of Mary Grosskopf. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1178 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.D).
- m. AP # 31405** - An appeal on behalf of Vilma & Daniel Page. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1184 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S7.B).
- n. AP # 31406** - An appeal on behalf of Mark C. Honess. The request is for a challenge to the validity of the Zoning Ordinance, Chapter 27, Zoning, Part 3 (Establishment of Districts, Map and General Regulations), Section 27-303 (Township Zoning District Map) and Chapter 27, Zoning, Part 5, (Overlay Districts), Section 506, 11.H (TND –Traditional Neighborhood Development (TND) Corridor Overlay District) located at 1188 Freedom Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F110.45).

Mr. Diamond began by stating the reason for the hearing and that the Board then went into Executive Session prior to the start of the meeting.

Mr. Diamond began with addressing the request to combine the Wood Appeal with the current cases. Discussion took place. Motion by Mr. Veon to deny the Wood petition to adjoin the other applicants' case to the Wood Appeal which

had already been closed. Seconded by Mr. Hawkins. Motion passed.

Mr. Diamond then read the Schnarrenberger letter requesting to withdraw. Discussion took place. Motion by Mr. Hawkins to accept the withdrawal of case # 31402 without prejudice. Seconded by Mr. Veon. Motion passed.

Discussion took place regarding a request to allow the current cases to adjoin the Wood Appeal. Mr. Veon made a motion to deny the request. Seconded by Mr. Hawkins. Motion passed.

Discussion took place with regard to combining the remaining current cases into one appeal. Mr. Tedesco made a motion to allow the combination of the cases into one appeal. Seconded by Mr. Hawkins. Motion passed.

Discussion took place regarding a request for a continuance of the remaining current and open cases. The applicant's legal counsel requested a 60 day continuance. Motion by Mr. Tedesco to grant the 60 day continuance. Seconded by Mr. Hawkins. Motion passed with a 3 (for) to 2 (against) vote.

Discussion took place regarding the Township Counsel's letter in response to the Wood motion to consolidate. Motion by Mr. Geisel to make the letter part of the permanent record. Seconded by Mr. Tedesco. Motion passed.

New Business:

None

Minutes:

None were reviewed.

Adjournment:

Motion to adjourn by Mr. Veon, seconded by Mr. Hawkins. Motion passed.
Meeting adjourned at 8:07 p.m.

Respectfully Submitted,

Ronald Henshaw, Director
Community Development