

ZONING HEARING BOARD MEETING
July 16, 2018 MINUTES

Members Present:

Vincent Plocido
Allan Tedesco
Glenn Geisel

Township Staff Present:

Jeffery Musher, Manager of Development & Code Services

Court Stenographer: Laette Cavaliere

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

Roll call was taken and it was noted that all members, with the exception of Andrew Diamond who was excused, were present.

New Business:

Appointment of Officers- Mr. Plocido made a motion to keep the Zoning Hearing Board Officers the same as the previous year. Mr. Geisel seconded the motion. All members present were in favor.

President- P. Andrew Diamond
Vice President- Allan Tedesco
Secretary- Glenn Geisel

Motion Passed

AP # 21977 - An appeal on behalf of Piazza Plaza Condominium Association. The request is for a variance from the provisions of Chapter 27, Zoning, Part 6 (Signs), Section 608.2.d (Setback from Property Line) and Section 608.2.f (Maximum Height) located at 20550 Route 19, Cranberry Township, PA 16066 (Map & parcel no. 130.S13.BA).

All parties to be involved in the hearing were sworn in by the stenographer. Mr. Tedesco verified the application was received and in good order with staff and then read the application into the record.

Testimony and presentation were given by the applicant, Randy Wilkinson, who that he represented all fourteen condominium owners. Tony Tran, Secretary of the condominium association confirmed that Mr. Wilkinson represented all members.

Mr. Wilkinson described the location of the proposed monument sign in relation to the existing non-conforming pole sign, identified the height increase and gave reason for the proposed changes. He also stated that while not included in the initial application, he would like to include variance from Section 27-608.2. A.(2)(c)(1) requiring a masonry surround on the top and sides of the sign.

The Board had discussion and questioned Mr. Wilkinson regarding the masonry surround as well as site distance concerns, adequate parking and protection of the structure among other general concerns.

Mr. Wilkinson responded to all questions and gave further reason for the request of variance for both the height of the sign and setback encroachment of the sign.

Motion to grant the requested variances was discussed. The issue of the stone masonry sign surround was further discussed, and recommendation to withdraw that request from the hearing was made due to the fact that it was not on the initial application, had only been brought up verbally during hearing discussion, and that no sound reason to grant variance from the masonry surround was presented.

All Board members agreed, and the issue of the masonry sign surround was withdrawn from the hearing.

Mr. Geisel then made a motion to grant the following:

- 1) Grant a five-foot (5'-0) variance to the required ten-foot (10'-0) sign setback distance, allowing for a five-foot (5'-0) sign setback from the property line along Route 19.
- 2) Grant a two-foot (2'-0) variance to the required maximum monument base height of four-foot (4'-0) allowing for a six-foot (6'-0) monument base height.
- 3) Grant a two-foot, six-inch (2'-6) variance to the ten-foot (10'-0) required maximum sign height, allowing for a twelve-foot, six-inch (12'-6) maximum sign height.

Mr. Plocido second the motion. Motion passed.

Member	YES	NO	ABSTAIN
Allan Tedesco	X		
Vincent Plocido	X		
Glenn Geisel	X		

Minutes:

Motion made to approve the September 19, 2016 minutes, Motion passed.

Member	YES	NO	ABSTAIN
Allan Tedesco	X		
Vincent Plocido	X		
Glenn Geisel	X		

Adjournment:

Motion to adjourn. Motion passed.

Member	YES	NO	ABSTAIN
Allan Tedesco	X		
Vincent Plocido	X		
Glenn Geisel	X		

Meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Jeffrey Musher
Manager of Development & Code Services
Building Code Official

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