

ZONING HEARING BOARD MEETING
April 11, 2005
MINUTES

Members Present:

P. Andrew Diamond
Glen Geisel
Alan Tedesco
Charles Hawkins
Sharon Beck

Township Staff Present:

Jeffrey D. Winkle, Assistant Director
Planning & Community Development

Linda Frost, Court Reporter

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

Chairman Diamond reviewed the application contents for the variance and confirmed with Staff that the appeal had been duly advertised.

AP # 13394 An appeal of Wal-Mart Stores, Inc. The appeal is for a variance of Chapter 108, Zoning, Article VI, Sections 108.604.2 (Maximum total sign area per lot or site) and 108.604.3 (Number of signs per lot or site) for Wal-Mart Stores, Inc.. located at 20245 Route 19, Cranberry Township, PA 16066 (Map & parcel nos. 130.4F110.10J and 130.4F110.10J.0001).

Mr. Alan K. Sable and Rachel Blake of Pepper Hamilton LLP presented the variance request.

Existing Wal Mart has three (3) building signs = 223 square feet approved in 1992. If you box Wal Mart/Super Center as one (1) sign then add 40 square feet to total. Request for total of 404 square feet = six (6) signs.

Mr. Diamond raised a question on the number of signs - currently there are three (3) signs - they are requesting six (6) to (7) signs.

Mr. Tedesco had a question on the existing one (1) pylon sign and asked if there was any thought to conform.

Mr. Geisel questions the 200 square feet allowed and Michaels 120 square feet and existing nonconforming 23 square feet = 343 square feet.

Mr. Sable advised that if they opened separate stores, you could have five (5) to six (6) signs with 600 - 720 square footage.

Combining the WalMart Super Center to one (1) sign = 267 square feet

Ms. Sable advised that Wal Mart is 267 square feet = food store is 50 square feet and low prices sign is 44 square feet = 361 square feet.

Mr. Diamond advised that WalMart could look at curative amendment.

Mr. Tedesco wants to decrease the pylon nonconformity.

Mr. Geisel asked is WalMart/Super Center smallest sign - Mr. Sable advised yes.

Mr. Sable advised that possibly four (4) signs at 361 square feet would work. Four (4) signs w/optical @ 371 square feet is reasonable.

Mr. Diamond asked if they would consider four (4) signs with a cap of 343 square feet, but retracted the notion of a 10% increase .

Mr. Sable requests a continuance to discuss this proposal with his client.

Mr. Hawkins made a motion to accept the continuance request to the May 9, 2005 meeting. Mr. Tedesco seconded the motion. Mr. Geisel made a comment on the motion that the client bring any legal precedence with him to the next meeting. The vote was unanimous.

Mr. Hawkins made a motion to approve the March 14, 2005 minutes. Mr. Tedesco seconded the motion. The vote was unanimous.

A motion to adjourn was made. The vote was unanimous.

Respectfully Submitted,

Jeffrey D. Winkle, AICP
Assistant Director
Planning & Community Development