

ZONING HEARING BOARD MEETING
May 9, 2005
MINUTES

Members Present:

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

Township Staff Present:

Michelle L. Mixell, Director
Planning & Community Development

Leaette Cavaliere, Court Reporter

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

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 Sable representing the applicant requested a continuance to the June 13, 2005 Zoning Hearing Board meeting.

AP # 13415 An appeal of Foxmoor Condominium, LP. The appeal is for a variance of Chapter 108, Zoning, Article IV, Section 108.406.6.1 (Minimum front yard requirements for structures) for a duplex unit located at 218/220 Bentbrook Circle, Cranberry Township, PA 16066 (Map & parcel no. 130.S34.CA).

Mr. John Steinmiller, representing the applicant, made a presentation of the variance request.

After some discussion, Mr. Hawkins moved to approve appeal #13415 request for a variance to permit an encroachment of 3.9' into the minimum required front yard finding that: a unique physical circumstance exists 2) the character of the neighborhood will not change, and 3) the appeal represents the least modification possible. The motion was seconded by Mr. Tedesco. Mr. Diamond amended the motion to reference the plan provided. The amendment was seconded by Mr. Tedesco and approved unanimously.

Mr. Diamond made a request that the minutes of April 11, 2005 be changed to state that 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 .

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

Respectfully Submitted,

Michelle L. Mixell, AICP
Director
Planning & Community Development