

ZONING HEARING BOARD MEETING
December 13, 2004
MINUTES

Members Present:

P. Andrew Diamond
Glen Geisel
Alan Tedesco
Charles Hawkins

Township Staff Present:

Michelle L. Mixell, Director
Planning & Community Development
Linda Frost, Stenographer

Mr. Diamond called the meeting to order.

AP #13305 An appeal of Wal Mart Stores, Inc.

Mr. Jeff Jankowski, representative of Wal Mart, presented testimony.

After discussion, a motion was made by Mr. Tedesco to grant the expansion of a nonconforming structure in a manner that increases the impervious surface at 20245 Route 19, Cranberry Township, PA 16066 within the pending C-3 Regional Commercial Zoning District in accordance with Article X, Section 108.1004.1 of the Cranberry Township Zoning Ordinance. Mr. Tedesco made a finding that not to permit the expansion would create an undue hardship to the property owner. Mr. Diamond amended the motion to note that the expansion of impervious surface from 84.94% to 86.65% is De minimis. Mr. Hawkins seconded the motion. The vote was unanimous.

Mr. Geisel made a motion to approve the July 12, 2004 minutes. Mr. Hawkins seconded the motion. The vote was unanimous.

Mr. Geisel made a motion to approve the August 9, 2004 minutes. Mr. Tedesco seconded the motion. The vote was unanimous.

Mr. Hawkins made a motion to approve the September 13, 2004 minutes. Mr. Tedesco seconded the motion. The vote was unanimous.

A motion to adjourn was made by Mr. Hawkins and seconded by Mr. Tedesco.

Respectfully Submitted,

Michelle L. Mixell, AICP
Director
Planning & Community Development