



WELCOME

To the Cranberry Township Board of Supervisors
Agenda Preparation Meeting



November 18, 2021

Public Hearings



Henry's Meat Market

PRELIMINARY AND FINAL LAND DEVELOPMENT HENRY'S MEAT MARKET

ROUTE 19
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
HENRY'S MEAT MARKET HOLDINGS, LLC
20865 ROUTE 19
CRANBERRY TOWNSHIP, PA 16066

LIST OF UTILITIES

PENNSYLVANIA POWER COMPANY
(ATTN: DAN STEARNS)
701 WEST NEWCASTLE STREET
ZELLENFLE, PA 16803
PHONE: 724-654-2433
FAX: 724-654-2433
EMAIL: DAN.STEARNS@PSCORP.COM

COLUMBIA GAS OF PA
(ATTN: J.C. DANFRIES)
360 KENTUCKY AVENUE
ROCHESTER, PA 15847
CELL: 724-471-0077
FAX: 724-471-0077
EMAIL: JCDANFRIES@COLUMBIA.COM

CONSOLIDATED COMMUNICATIONS, INC.
(ATTN: STEPHEN PUTT)
4028 OBERON ROAD
BERKSHIRE, PA 15304
PHONE: 724-634-9875
FAX: 724-634-9875
EMAIL: STEPHEN.PUTT@CONSOLIDATED.COM

ARMSTRONG CABLE
(ATTN: BANG CRATTY)
531 PERRY WAY
ZELLENFLE, PA 16803
PHONE: 724-654-8888 X 204
EMAIL: MCRATTY@AMC.COM

CRANBERRY TOWNSHIP SANITARY SEWER COLLECTION
AND CONVEYANCE WATER PROVIDER
(ATTN: TIM SCHUTZMAN)
2025 ROCHESTER ROAD, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
PHONE: 724-775-4000 X 118
FAX: 724-775-4000
EMAIL: TSCHUTZ@CRANBERRYTOWNSHIP.ORG



SITE LOCATION MAP
SHEET # 100

ZONING REQUIREMENTS

SITE ZONING: SPECIAL USE DISTRICT (S.U.M.), GENERAL CDD OVERLAY AND
STREETSCAPE ENHANCEMENT OVERLAY DISTRICT
CONDEMNATION USE: RETAIL, LARGE

TOWNSHIP STANDARDS	REQUIRED	PROVIDED
BUILDING HEIGHT	35 FEET	35 FT
MINIMUM SIDE YARD SETBACK	5 FEET	5 FEET
MINIMUM PARKING AREA GREENSPACE	5%	5%
FRONT YARD	35 FEET	35 FEET
BACK YARD (BUILDING)	5 FEET	5 FEET
SIDE YARD (PARKING)	5 FEET	5 FEET
REAR YARD	5 FEET	5 FEET
PARKING	5 SPACES	5 SPACES
TOTAL	5 SPACES	5 SPACES
ADA ACCESSIBLE	2 SPACES	2 SPACES

STREETSCAPE ENHANCEMENT CALCULATIONS

FOR THE 150' WIDE SIDEWALK

1 SPACES FOR USE OF

WALK-UP - 1.5 SPACES - 1.5 SPACES - 1.5 SPACES - 1.5 SPACES

5 SPACES PROVIDED

ADA SPACES: 5 SPACES - 2 ADA SPACES REQUIRED

3 ADA SPACES PROVIDED

SLURRY WALL PROVISION

FOR SLOPES GREATER THAN 4% TO 15% OF SLOPES GREATER THAN 15% TO 25% OF SLOPES GREATER THAN 25% TO 40% OF SLOPES GREATER THAN 40% TO 60% OF SLOPES GREATER THAN 60% TO 80% OF SLOPES GREATER THAN 80% TO 100% OF SLOPES GREATER THAN 100% TO 150% OF SLOPES GREATER THAN 150% TO 200% OF SLOPES GREATER THAN 200% TO 300% OF SLOPES GREATER THAN 300% TO 400% OF SLOPES GREATER THAN 400% TO 500% OF SLOPES GREATER THAN 500% TO 600% OF SLOPES GREATER THAN 600% TO 700% OF SLOPES GREATER THAN 700% TO 800% OF SLOPES GREATER THAN 800% TO 900% OF SLOPES GREATER THAN 900% TO 1000% OF SLOPES GREATER THAN 1000% TO 1500% OF SLOPES GREATER THAN 1500% TO 2000% OF SLOPES GREATER THAN 2000% TO 3000% OF SLOPES GREATER THAN 3000% TO 4000% OF SLOPES GREATER THAN 4000% TO 5000% OF SLOPES GREATER THAN 5000% TO 6000% OF SLOPES GREATER THAN 6000% TO 7000% OF SLOPES GREATER THAN 7000% TO 8000% OF SLOPES GREATER THAN 8000% TO 9000% OF SLOPES GREATER THAN 9000% TO 10000% OF SLOPES GREATER THAN 10000% TO 15000% OF SLOPES GREATER THAN 15000% TO 20000% OF SLOPES GREATER THAN 20000% TO 30000% OF SLOPES GREATER THAN 30000% TO 40000% OF SLOPES GREATER THAN 40000% TO 50000% OF SLOPES GREATER THAN 50000% TO 60000% OF SLOPES GREATER THAN 60000% TO 70000% OF SLOPES GREATER THAN 70000% TO 80000% OF SLOPES GREATER THAN 80000% TO 90000% OF SLOPES GREATER THAN 90000% TO 100000% OF SLOPES GREATER THAN 100000% TO 150000% OF SLOPES GREATER THAN 150000% TO 200000% OF SLOPES GREATER THAN 200000% TO 300000% OF SLOPES GREATER THAN 300000% TO 400000% OF SLOPES GREATER THAN 400000% TO 500000% OF SLOPES GREATER THAN 500000% TO 600000% OF SLOPES GREATER THAN 600000% TO 700000% OF SLOPES GREATER THAN 700000% TO 800000% OF SLOPES GREATER THAN 800000% TO 900000% OF SLOPES GREATER THAN 900000% TO 1000000% OF SLOPES GREATER THAN 1000000% TO 1500000% OF SLOPES GREATER THAN 1500000% TO 2000000% OF SLOPES GREATER THAN 2000000% TO 3000000% OF SLOPES GREATER THAN 3000000% TO 4000000% OF SLOPES GREATER THAN 4000000% TO 5000000% OF SLOPES GREATER THAN 5000000% TO 6000000% OF SLOPES GREATER THAN 6000000% TO 7000000% OF SLOPES GREATER THAN 7000000% TO 8000000% OF SLOPES GREATER THAN 8000000% TO 9000000% OF SLOPES GREATER THAN 9000000% TO 10000000% OF SLOPES GREATER THAN 10000000% TO 15000000% OF SLOPES GREATER THAN 15000000% TO 20000000% OF SLOPES GREATER THAN 20000000% TO 30000000% OF SLOPES GREATER THAN 30000000% TO 40000000% OF SLOPES GREATER THAN 40000000% TO 50000000% OF SLOPES GREATER THAN 50000000% TO 60000000% OF SLOPES GREATER THAN 60000000% TO 70000000% OF SLOPES GREATER THAN 70000000% TO 80000000% OF SLOPES GREATER THAN 80000000% TO 90000000% OF SLOPES GREATER THAN 90000000% TO 100000000% OF SLOPES GREATER THAN 100000000% TO 150000000% OF SLOPES GREATER THAN 150000000% TO 200000000% OF SLOPES GREATER THAN 200000000% TO 300000000% OF SLOPES GREATER THAN 300000000% TO 400000000% OF SLOPES GREATER THAN 400000000% TO 500000000% OF SLOPES GREATER THAN 500000000% TO 600000000% OF SLOPES GREATER THAN 600000000% TO 700000000% OF SLOPES GREATER THAN 700000000% TO 800000000% OF SLOPES GREATER THAN 800000000% TO 900000000% OF SLOPES GREATER THAN 900000000% TO 1000000000% OF SLOPES GREATER THAN 1000000000% TO 1500000000% OF SLOPES GREATER THAN 1500000000% TO 2000000000% OF SLOPES GREATER THAN 2000000000% TO 3000000000% OF SLOPES GREATER THAN 3000000000% TO 4000000000% OF SLOPES GREATER THAN 4000000000% TO 5000000000% OF SLOPES GREATER THAN 5000000000% TO 6000000000% OF SLOPES GREATER THAN 6000000000% TO 7000000000% OF SLOPES GREATER THAN 7000000000% TO 8000000000% OF SLOPES GREATER THAN 8000000000% TO 9000000000% OF SLOPES GREATER THAN 9000000000% TO 10000000000% OF SLOPES GREATER THAN 10000000000% TO 15000000000% OF SLOPES GREATER THAN 15000000000% TO 20000000000% OF SLOPES GREATER THAN 20000000000% TO 30000000000% OF SLOPES GREATER THAN 30000000000% TO 40000000000% OF SLOPES GREATER THAN 40000000000% TO 50000000000% OF SLOPES GREATER THAN 50000000000% TO 60000000000% OF SLOPES GREATER THAN 60000000000% TO 70000000000% OF SLOPES GREATER THAN 70000000000% TO 80000000000% OF SLOPES GREATER THAN 80000000000% TO 90000000000% OF SLOPES GREATER THAN 90000000000% TO 100000000000% OF SLOPES GREATER THAN 100000000000% TO 150000000000% OF SLOPES GREATER THAN 150000000000% TO 200000000000% OF SLOPES GREATER THAN 200000000000% TO 300000000000% OF SLOPES GREATER THAN 300000000000% TO 400000000000% OF SLOPES GREATER THAN 400000000000% TO 500000000000% OF SLOPES GREATER THAN 500000000000% TO 600000000000% OF SLOPES GREATER THAN 600000000000% TO 700000000000% OF SLOPES GREATER THAN 700000000000% TO 800000000000% OF SLOPES GREATER THAN 800000000000% TO 900000000000% OF SLOPES GREATER THAN 900000000000% TO 1000000000000% OF SLOPES GREATER THAN 1000000000000% TO 1500000000000% OF SLOPES GREATER THAN 1500000000000% TO 2000000000000% OF SLOPES GREATER THAN 2000000000000% TO 3000000000000% OF SLOPES GREATER THAN 3000000000000% TO 4000000000000% OF SLOPES GREATER THAN 4000000000000% TO 5000000000000% OF SLOPES GREATER THAN 5000000000000% TO 6000000000000% OF SLOPES GREATER THAN 6000000000000% TO 7000000000000% OF SLOPES GREATER THAN 7000000000000% TO 8000000000000% OF SLOPES GREATER THAN 8000000000000% TO 9000000000000% OF SLOPES GREATER THAN 9000000000000% TO 10000000000000% OF SLOPES GREATER THAN 10000000000000% TO 15000000000000% OF SLOPES GREATER THAN 15000000000000% TO 20000000000000% OF SLOPES GREATER THAN 20000000000000% TO 30000000000000% OF SLOPES GREATER THAN 30000000000000% TO 40000000000000% OF SLOPES GREATER THAN 40000000000000% TO 50000000000000% OF SLOPES GREATER THAN 50000000000000% TO 60000000000000% OF SLOPES GREATER THAN 60000000000000% TO 70000000000000% OF SLOPES GREATER THAN 70000000000000% TO 80000000000000% OF SLOPES GREATER THAN 80000000000000% TO 90000000000000% OF SLOPES GREATER THAN 90000000000000% TO 100000000000000% OF SLOPES GREATER THAN 100000000000000% TO 150000000000000% OF SLOPES GREATER THAN 150000000000000% TO 200000000000000% OF SLOPES GREATER THAN 200000000000000% TO 300000000000000% OF SLOPES GREATER THAN 300000000000000% TO 400000000000000% OF SLOPES GREATER THAN 400000000000000% TO 500000000000000% OF SLOPES GREATER THAN 500000000000000% TO 600000000000000% OF SLOPES GREATER THAN 600000000000000% TO 700000000000000% OF SLOPES GREATER THAN 700000000000000% TO 800000000000000% OF SLOPES GREATER THAN 800000000000000% TO 900000000000000% OF SLOPES GREATER THAN 900000000000000% TO 1000000000000000% OF SLOPES GREATER THAN 1000000000000000% TO 1500000000000000% OF SLOPES GREATER THAN 1500000000000000% TO 2000000000000000% OF SLOPES GREATER THAN 2000000000000000% TO 3000000000000000% OF SLOPES GREATER THAN 3000000000000000% TO 4000000000000000% OF SLOPES GREATER THAN 4000000000000000% TO 5000000000000000% OF SLOPES GREATER THAN 5000000000000000% TO 6000000000000000% OF SLOPES GREATER THAN 6000000000000000% TO 7000000000000000% OF SLOPES GREATER THAN 7000000000000000% TO 8000000000000000% OF SLOPES GREATER THAN 8000000000000000% TO 9000000000000000% OF SLOPES GREATER THAN 9000000000000000% TO 10000000000000000% OF SLOPES GREATER THAN 10000000000000000% TO 15000000000000000% OF SLOPES GREATER THAN 15000000000000000% TO 20000000000000000% OF SLOPES GREATER THAN 20000000000000000% TO 30000000000000000% OF SLOPES GREATER THAN 30000000000000000% TO 40000000000000000% OF SLOPES GREATER THAN 40000000000000000% TO 50000000000000000% OF SLOPES GREATER THAN 50000000000000000% TO 60000000000000000% OF SLOPES GREATER THAN 60000000000000000% TO 70000000000000000% OF SLOPES GREATER THAN 70000000000000000% TO 80000000000000000% OF SLOPES GREATER THAN 80000000000000000% TO 90000000000000000% OF SLOPES GREATER THAN 90000000000000000% TO 100000000000000000% OF SLOPES GREATER THAN 100000000000000000% TO 150000000000000000% OF SLOPES GREATER THAN 150000000000000000% TO 200000000000000000% OF SLOPES GREATER THAN 200000000000000000% TO 300000000000000000% OF SLOPES GREATER THAN 300000000000000000% TO 400000000000000000% OF SLOPES GREATER THAN 400000000000000000% TO 500000000000000000% OF SLOPES GREATER THAN 500000000000000000% TO 600000000000000000% OF SLOPES GREATER THAN 600000000000000000% TO 700000000000000000% OF SLOPES GREATER THAN 700000000000000000% TO 800000000000000000% OF SLOPES GREATER THAN 800000000000000000% TO 900000000000000000% OF SLOPES GREATER THAN 900000000000000000% TO 1000000000000000000% OF SLOPES GREATER THAN 1000000000000000000% TO 1500000000000000000% OF SLOPES GREATER THAN 1500000000000000000% TO 2000000000000000000% OF SLOPES GREATER THAN 2000000000000000000% TO 3000000000000000000% OF SLOPES GREATER THAN 3000000000000000000% TO 4000000000000000000% OF SLOPES GREATER THAN 4000000000000000000% TO 5000000000000000000% OF SLOPES GREATER THAN 5000000000000000000% TO 6000000000000000000% OF SLOPES GREATER THAN 6000000000000000000% TO 7000000000000000000% OF SLOPES GREATER THAN 7000000000000000000% TO 8000000000000000000% OF SLOPES GREATER THAN 8000000000000000000% TO 9000000000000000000% OF SLOPES GREATER THAN 9000000000000000000% TO 10000000000000000000% OF SLOPES GREATER THAN 10000000000000000000% TO 15000000000000000000% OF SLOPES GREATER THAN 15000000000000000000% TO 20000000000000000000% OF SLOPES GREATER THAN 20000000000000000000% TO 30000000000000000000% OF SLOPES GREATER THAN 30000000000000000000% TO 40000000000000000000% OF SLOPES GREATER THAN 40000000000000000000% TO 50000000000000000000% OF SLOPES GREATER THAN 50000000000000000000% TO 60000000000000000000% OF SLOPES GREATER THAN 60000000000000000000% TO 70000000000000000000% OF SLOPES GREATER THAN 70000000000000000000% TO 80000000000000000000% OF SLOPES GREATER THAN 80000000000000000000% TO 90000000000000000000% OF SLOPES GREATER THAN 90000000000000000000% TO 100000000000000000000% OF SLOPES GREATER THAN 100000000000000000000% TO 150000000000000000000% OF SLOPES GREATER THAN 150000000000000000000% TO 200000000000000000000% OF SLOPES GREATER THAN 200000000000000000000% TO 300000000000000000000% OF SLOPES GREATER THAN 300000000000000000000% TO 400000000000000000000% OF SLOPES GREATER THAN 400000000000000000000% TO 500000000000000000000% OF SLOPES GREATER THAN 500000000000000000000% TO 600000000000000000000% OF SLOPES GREATER THAN 600000000000000000000% TO 700000000000000000000% OF SLOPES GREATER THAN 700000000000000000000% TO 800000000000000000000% OF SLOPES GREATER THAN 800000000000000000000% TO 900000000000000000000% OF SLOPES GREATER THAN 900000000000000000000% TO 1000000000000000000000% OF SLOPES GREATER THAN 1000000000000000000000% TO 1500000000000000000000% OF SLOPES GREATER THAN 1500000000000000000000% TO 2000000000000000000000% OF SLOPES GREATER THAN 2000000000000000000000% TO 3000000000000000000000% OF SLOPES GREATER THAN 3000000000000000000000% TO 4000000000000000000000% OF SLOPES GREATER THAN 4000000000000000000000% TO 5000000000000000000000% OF SLOPES GREATER THAN 5000000000000000000000% TO 6000000000000000000000% OF SLOPES GREATER THAN 6000000000000000000000% TO 7000000000000000000000% OF SLOPES GREATER THAN 7000000000000000000000% TO 8000000000000000000000% OF SLOPES GREATER THAN 8000000000000000000000% TO 9000000000000000000000% OF SLOPES GREATER THAN 9000000000000000000000% TO 10000000000000000000000% OF SLOPES GREATER THAN 10000000000000000000000% TO 15000000000000000000000% OF SLOPES GREATER THAN 15000000000000000000000% TO 20000000000000000000000% OF SLOPES GREATER THAN 20000000000000000000000% TO 30000000000000000000000% OF SLOPES GREATER THAN 30000000000000000000000% TO 40000000000000000000000% OF SLOPES GREATER THAN 40000000000000000000000% TO 50000000000000000000000% OF SLOPES GREATER THAN 50000000000000000000000% TO 60000000000000000000000% OF SLOPES GREATER THAN 60000000000000000000000% TO 70000000000000000000000% OF SLOPES GREATER THAN 70000000000000000000000% TO 80000000000000000000000% OF SLOPES GREATER THAN 80000000000000000000000% TO 90000000000000000000000% OF SLOPES GREATER THAN 90000000000000000000000% TO 100000000000000000000000% OF SLOPES GREATER THAN 100000000000000000000000% TO 150000000000000000000000% OF SLOPES GREATER THAN 150000000000000000000000% TO 200000000000000000000000% OF SLOPES GREATER THAN 200000000000000000000000% TO 300000000000000000000000% OF SLOPES GREATER THAN 300000000000000000000000% TO 400000000000000000000000% OF SLOPES GREATER THAN 400000000000000000000000% TO 500000000000000000000000% OF SLOPES GREATER THAN 500000000000000000000000% TO 600000000000000000000000% OF SLOPES GREATER THAN 600000000000000000000000% TO 700000000000000000000000% OF SLOPES GREATER THAN 700000000000000000000000% TO 800000000000000000000000% OF SLOPES GREATER THAN 800000000000000000000000% TO 900000000000000000000000% OF SLOPES GREATER THAN 900000000000000000000000% TO 1000000000000000000000000% OF SLOPES GREATER THAN 1000000000000000000000000% TO 1500000000000000000000000% OF SLOPES GREATER THAN 1500000000000000000000000% TO 2000000000000000000000000% OF SLOPES GREATER THAN 2000000000000000000000000% TO 3000000000000000000000000% OF SLOPES GREATER THAN 3000000000000000000000000% TO 4000000000000000000000000% OF SLOPES GREATER THAN 4000000000000000000000000% TO 5000000000000000000000000% OF SLOPES GREATER THAN 5000000000000000000000000% TO 6000000000000000000000000% OF SLOPES GREATER THAN 6000000000000000000000000% TO 7000000000000000000000000% OF SLOPES GREATER THAN 7000000000000000000000000% TO 8000000000000000000000000% OF SLOPES GREATER THAN 8000000000000000000000000% TO 9000000000000000000000000% OF SLOPES GREATER THAN 9000000000000000000000000% TO 10000000000000000000000000% OF SLOPES GREATER THAN 10000000000000000000000000% TO 15000000000000000000000000% OF SLOPES GREATER THAN 15000000000000000000000000% TO 20000000000000000000000000% OF SLOPES GREATER THAN 20000000000000000000000000% TO 30000000000000000000000000% OF SLOPES GREATER THAN 30000000000000000000000000% TO 40000000000000000000000000% OF SLOPES GREATER THAN 40000000000000000000000000% TO 50000000000000000000000000% OF SLOPES GREATER THAN 50000000000000000000000000% TO 60000000000000000000000000% OF SLOPES GREATER THAN 60000000000000000000000000% TO 70000000000000000000000000% OF SLOPES GREATER THAN 70000000000000000000000000% TO 80000000000000000000000000% OF SLOPES GREATER THAN 80000000000000000000000000% TO 90000000000000000000000000% OF SLOPES GREATER THAN 90000000000000000000000000% TO 100000000000000000000000000% OF SLOPES GREATER THAN 100000000000000000000000000% TO 150000000000000000000000000% OF SLOPES GREATER THAN 150000000000000000000000000% TO 200000000000000000000000000% OF SLOPES GREATER THAN 200000000000000000000000000% TO 300000000000000000000000000% OF SLOPES GREATER THAN 300000000000000000000000000% TO 400000000000000000000000000% OF SLOPES GREATER THAN 400000000000000000000000000% TO 500000000000000000000000000% OF SLOPES GREATER THAN 500000000000000000000000000% TO 600000000000000000000000000% OF SLOPES GREATER









