

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, June 5, 2012, at 7:30 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nicholas Noel III, Esq., Zoning Board Solicitor, Charles Roseberry, Board Chairman, Peg Kennedy Board Member, Cherie Kavanaugh Board Member, Michael Mancino Board Member, James Raudenbush, Zoning Administrator, and Court Reporter Ted Rewak. Kristopher Grube was not present at the meeting.

Cherie Kavanaugh then made a motion to accept the minutes of the May 1, 2012, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

12-06 7:30 p.m. 12 Ashlee Ct, Manjeet Kaur is seeking a special exception from section 190-38B in order to have a home occupation in order to offer consultations for beauty services. This property is located in a Medium Density Residential Zoning District.

Witnesses: Manjeet Kaur, Applicant, Varender Singh, Homeowner, Sara and Nathan Carlberg, 18 Ashlee Ct.

Action: Peg Kennedy made a motion to approve the Light Home Occupation with the following conditions. The hours are 10-5 Monday thru Saturday, all consultations will be by appointment only with no overlapping schedules, and there is to be only one car at a time for the appointments. The motion was seconded by Cherie Kavanaugh with all in agreement.

12-7 7:40 p.m. 2715 Auburn Ave, Marlana Stocker is seeking a special exception form section 190-38B in order to have a home occupation consisting of a mobile dog grooming business. This property is located in a Low Density Residential Zoning District.

Witnesses: Marlana Stocker, Applicant George Stocker, Applicants Husband

Motion: Peg Kennedy made a motion to approve the Home Occupation with an office only. The mobile grooming van may not be kept on site unless the advertising is covered at the end of the day when the van is no longer needed. The motion was seconded by Michael Mancino with all in agreement.

12-8 7:50 p.m. 3730 Nicholas St.(New Creation UCC), Jamie Horinko 202 6th St., Easton Pa 18042 is seeking a variance from section 190-161D(1) in order to have a freestanding internally lit sign that would have a light background with dark lettering and designs. The bottom part of the sign would have a changeable manual message board. This property is located in a Light Industrial Zoning District.

Witnesses: Jamie Horinko, Applicant, Paul Cronin, Church Pastor, Lawrence Palmer, Church Committee Member

Motion: Cherie Kavanaugh made a motion to approve the sign application as was presented at the time of the hearing. Cherie mentioned that a large part of the decision to approve the sign was that the sign is located in a Light Industrial Zoning District across the street from a General Commercial Zoning District with no impacts on residential properties. The motion was seconded by Michael Mancino with all in agreement.

12-9 8:00 p.m. 1459 Tatamy Road, Jeffrey and Kathryn Raub are seeking to amend a Zoning Board decision dated June 9, 2010 that allowed them to operate a corn maze with hay rides. The applicant is requesting to amend the zoning decision in order to operate the corn maze from 9 a.m. to 10 p.m. 7 days a week beginning the weekend after Labor Day extending through the first weekend after Halloween. In the decision letter from June 9, 2010 the applicant was permitted to operate from 10 a.m. to 6 p.m. Friday, Saturday and Sunday from the weekend after Labor Day through the first weekend after Halloween. This property is located in a Medium Density Residential Zoning District.

Witnesses: Steve Mills, Esq., Jeffrey and Kathy Raub, Applicants, Brenda and Fred Kunzman , 20 Country Side Ct, Lawrence Cecio, 33 Country Side Ct, Pam Wolke, 21 Country Side Ct, Richard Demchak, 49 Water Wheel Ln.

Motion: Charles Roseberry made a motion to modify the previous Zoning Decision so the corn maze may operate from 9 a.m. to 8 p.m. Sunday thru Thursday. The hours for Friday and Saturday are permitted to be from 9.a.m. to 8 p.m. for the general public and from 8.p.m. to 10 p.m. the corn maze may stay open to host organized groups (Boy Scouts, Girl Scouts, Church Groups, Etc.), and the tractor rides are to stop at 8 p.m. all days of the week. The motion was seconded by Michael Mancino with all in agreement.

Having no further business to discuss, the hearing was adjourned at 9:15p.m.

James F. Raudenbush
Zoning Officer