

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, February 7, 2017, at 7:00 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nick Noel, Esq., Zoning Board Solicitor, Charles Roseberry Board Chairman, Emilio DeNisi Board Vice Chairman, Cherie Kavanaugh Board Member, Peg Kennedy Board Member, Kris Grube Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak..

Cherie Kavanaugh made a motion to approve the minutes of December 19, 2016 deliberations. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 5-0.

Cherie Kavanaugh made a motion to approve the minutes from January 4, 2017. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 5-0.

***Deliberations for the February hearings were held on February 16th in the Palmer Memorial Library at 11:00 a.m.**

17-03 7:00 p.m. 3701 William Penn Hwy, Jack and Jackie Shoemaker from Jaxon 2 Enterprises, LLC are seeking relief from a previous Zoning Hearing Board decision to have a place of worship in a space that was previously approved for a surveying business and therefore needs approval under Section 190-192.C.(1). A variance from §190-210 C (28) (b) is also being requested in order to have a place of worship on a lot that's less than one acre. This property is located in a General Commercial Zoning District within the William Penn Highway Overlay District.

Witnesses: Jack and Jackie Shoemaker, Applicants, Barry Webb Pastor of the Baptist Fellowship Church, Betsy Little, 444 Berkley St., Jordan Roxanne Purdy, 445 Berkley

Action: Charles Roseberry made a motion to deny the application for a place of worship because of a lack of off street parking. Peg Kennedy seconded the motion with the motion passing by a vote of 5-0.

17-04 7:10 p.m. 2400 Northampton St, Lehigh Valley Health Network, 2100 Mack Blvd, 3rd Floor, Allentown Pa 18015 is seeking variances form the following sections for wall and freestanding signage within a General Commercial Zoning District.

- §190-184 A (3) (a) in order to exceed the permitted number of wall signs and the maximum wall sign area.
- §190-184 A (3) (b) [1] to have a freestanding sign that exceeds 28 square feet.
- §190-184 A (3) (b) [4] that references §190-189 relating to electronic message signs.
- §190-189 B in order to have an electronically changing message sign that is not intended to be viewed from U.S. Rte. 22, William Penn Highway, Route 248-Nazareth Rd-South 25th Street or Freemansburg Ave.
- §190-183 A to have a freestanding sign that exceeds 10 feet in height.
- §190-174(B) to have a freestanding sign that exceeds three colors.

Witnesses: Thomas M Caffrey, Atty., Jennifer Chambers, Lehigh Valley Health Network, Ed Reed, Reed Sign Company, Emily Greene, Lehigh Valley Health Network Brand Manager

Action: Kris Grube made a motion to approve the requested signage with the exception of the wall signs located on the Eastern Elevation of the building. Cherie Kavanaugh seconded the motion with the motion passing by a vote of 5-0.

17-5 7:20 p.m. 3701 Corriere Rd., Lehigh Valley Health Network, 2100 Mack Blvd, 3rd Floor, Allentown Pa 18015 is seeking variances from the following sections for wall and freestanding signage within a Planned Industrial/Commercial Zoning District.

- §190-185 A (4) in order to exceed the permitted number of wall signs and the maximum wall sign area.
- §190-174 B to have wall and freestanding signage that exceeds three colors.
- §190-185 A (5) to have a freestanding sign that exceeds 50 square feet.
- §190-185A (5) (a) that references §190-189 relating to electronic message signs.
- §190-189 B in order to have an electronically changing message sign that is not intended to be viewed from U.S. Rte. 22, William Penn Highway, Route 248-Nazareth Rd-South 25th Street or Freemansburg Ave.
- §190-189 B (1) to have an electronic message sign that is within 200 feet of a residential zoning district.
- §190-183A to have a sign that exceeds 10 feet in height.

Witnesses: Thomas M Caffery, Atty., Ed Reed, Reed Signs, Jennifer Chambers, Lehigh Valley Health Network, Robert Bell, 2100 Dakota Dr.

Action: Peg Kennedy made a motion to approve the signage requested at the time of the hearing. Emilio DeNisi seconded the motion with the motion passing by a vote of 5-0.

17-06 7:30 p.m. 1400 Bushkill Dr., Strausser Enterprises Inc. is seeking a variance from §190-166 in order to reduce the required number of off street parking spaces for the GJ Mills apartment site. A minimum of 146 spaces is required for 53 apartment units and 120 spaces are being proposed. This property is located in a High Density Residential Zoning District.

Witnesses: Gary Strausser, Applicant, Patrick Campbell, Atty, Jeff Beavan, Engineer, Mark Zgoda, Architect

Action: Kris Grube made a motion to approve a reduction in the required street parking to 120 spaces conditioned upon the Applicant receiving express approval from both Forks Township and the Commonwealth of PA DOT, that he will be able to use 16 of the 120 spaces in the area along Bushkill Drive as shown on Exhibit A-2. If such permission is not received, then applicant must accommodate all 120 spaces on the GJ Mills site within Palmer Township. Any expansion of existing parking areas within the flood plain are subject to approval from those governmental agencies having jurisdiction of the site. If the 120 parking spaces cannot be provided, the application is considered denied. Moreover, the size and layouts of the proposed 30 apartments shown on the plan cannot be changed without this issue being resubmitted to the Zoning Hearing Board, since this decision is based upon the number of bedrooms depicted on the plans.” Peg Kennedy seconded the motion with the motion passing by a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 10:30 p.m.

James F. Raudenbush
Zoning Officer