

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, March 6, 2018, 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, Peg Kennedy Board Member, Kris Grube Board Member, Andrew Rossi Board Member, James Raudenbush Zoning Administrator, Court Reporter Ted Rewak and Vice Chairman Emilio DeNisi Board was absent.

Peg Kennedy made a motion to approve the minutes from February 6, 2018. The motion was seconded by Kris Grube and the minutes were approved by a vote of 4-0.

**18-06 7:00 p.m.** 2417-2481 Park Avenue (Palmer Park Mall), Jack Mitchell from Palmer Park, LP is seeking a variance from §190-184.A.(4)(a) to place additional wall signs along the front mall façade that in area total no more than five percent of the façade. This property is in a Planned Commercial Zoning District.

**Witnesses:** Erich Schock, Esq., Jack Mitchell, Palmer Park Mall Manager, Michael John, Bartush Signs

**Action:** Charlie Roseberry mad a motion to approve the requested wall signage with the following conditions;

- There shall be no more than 706 square feet of wall signage (minus the two anchors) at any time.
- The maximum area of any wall sign is limited to 100 square feet and the minimum area of any wall sign is 22 square feet.
- The minimum distance between any two wall sings will be 12-15 feet.
- All signage will be extinguished within a half hour after the mall closes.
- All signage will meet the three-color maximum as per ordinance.
- As shown on exhibit A-2-A at the time of the hearing, no more than two thirds of the signage shall be on any one side of the building to alleviate sign clustering.

The motion was seconded by Peg Kennedy with the motion passing by a vote of 4-0.

**18-07 7:10 p.m.** 1200 Stones Crossing Road (Stone's Crossing Swim Club), Dave Gordon, President of the Stone's Crossing Swim Club is seeking a Special Exception from §190-200.F. to operate a flea market for part of the year, using the existing tennis courts. The flea market would be open between the first week of March and the first week of November, Saturday and Sunday from 8a.m. to 11a.m. This property is in a Low Density Residential Zoning District.

**Witnesses:** Dave Gordon, Swim Club President, Gregory Kocher, Swim Club Vice President, Kevin Dotts, 1164 Stones Crossing Rd.

**Action:** Andrew Rossi made a motion approve the flea market with a maximum of 20 tables, operating between the first week of March until the end of October on Saturday and Sunday from 8 a.m. till 11 a.m.. The vendors and public will be able to use the restrooms onsite, all refuse will be collected/disposed of by the Swim Club and no activity will constitute a nuisance per the Palmer Township Code. The motion was seconded by Kris Grube with the motion passing by a vote of 4-0.

Having no further business to discuss, the meeting was adjourned at 8:50 p.m.

James F. Raudenbush  
Zoning Officer