

## MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, April 3, 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, Kristopher Gruber Board Member, Michael Mancino Board Member, James Raudenbush, Zoning Administrator, and Court Reporter Ted Rewak.

Cherie Kavanaugh then made a motion to accept the minutes of the February 7, 2012, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

**12-03 7:30 p.m.** 3600 William Penn Highway, Thomas Ring is seeking a special exception from section 190-199F (2) in order to replace pre-existing non-conforming signage. The requested relief would be for a freestanding pylon sign, three wall signs and one directional sign. This property is located in a General Commercial Zoning District within the William Penn Highway Overlay District.

**Witnesses:** Graham Simmons, Esq., Gary Eckley, General Manager Brown Daub Kia, Robert Ring, Brown Daub Kia

**Action:** At the request of the applicant the hearing was continued until the May 1<sup>st</sup>, 2012 hearing in order to gather additional information on the signage that existed and was removed from the previous business.

**12-04 7:40 p.m.** 2210 Corriere Road, Randy Stitt and Bosago, LLC 1345 George St., Easton Pa 18040. The applicant is seeking an interpretation from section 190-122N for the routine replacement of an existing business use with a business use listed in section 190-125 that the applicant proves to the satisfaction of the zoning officer is of generally similar intensity and that will not involve the construction of a new principal building or a structural addition to an existing principal building. In the alternative the applicant is requesting a Special Exception from section 190-199F (2) in order to change from one non-conforming use to another. In the alternative the applicant would like an approval for the use to be granted under section 190-125(Conditional Uses) since all the requirements under section 190-121(Review procedures for conditional uses) have been met. A variance from section 190-185A (5) is being requested in order to have an additional freestanding sign in front of the business space. The applicant would also like verification that if the additional freestanding sign is permitted the wall signage regulated under section 190-185(4) would still be permitted. The previous use was a children's cooking school and the new use would be for a sandwich/coffee shop with indoor and outdoor seating. This property is located in a Planned Industrial/Commercial district.

**Witnesses:** Randy Stitt, Applicant, Steven Goudsouzian, Esq., Kerri Heber, Rocket Elite owner, Joseph Rizzolino, Property Owner

**Motion:** Cherie Kavanaugh made a motion to approve the Basago LLC application for the continuation of a non-conforming use in the form of a deli with prepared foods and snacks. Cherie Kavanaugh then made a motion to deny the request for the outdoor seating area until additional parking (meeting township specifications/ordinances) is provided to accommodate the additional outside seating. Cherie Kavanaugh also made a motion to deny the additional freestanding sign request, and to allow the applicant to replace 12 square feet of wall signage that was installed for Young Chefs. The motions were 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