

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, May 1, 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 April 3, 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, General Sales Manager Brown Daub Kia, David Fiore, Brown Daub Kia Employee, Tom Brunner, 439 Berkeley St Jordan Purdy, 445 Berkeley St

Action: Michael Mancino made a motion to approve the Special Exception for the signage presented at the time of the hearing as a continuation of a non-conforming use. The signage will consist of one freestanding sign along William Penn Highway that will shorter and have a smaller sign area than either of the two freestanding signs that were there previously, 3 wall signs facing William Penn Highway consisting of a KIA sign, service sign, and a Brown Daub sign. There will also be a KIA sign facing Watson St and one directional sign located at the entrance along William Penn Highway. The motion was seconded by Cherie Kavanaugh with all in agreement.

12-05 7:40 p.m. Reed Sign Company, as agent for Crossroad of Nazareth, LLC, 1050 Main Street, Pennsburg Pa 18073. The applicant is seeking variances from sections 190-255 A, B, and C (1) in order to replace an existing freestanding sign for better visibility. The proposed sign will be internally illuminated with a light background and dark lettering, the sign area would be 48 square feet, and the sign would have a height of 8 feet. In the Planned Office/Business Zoning District within the Rte. 248 Overlay District where this property is located, signs are allowed to have a maximum sign area of 20 square feet, have a maximum height of 5 feet, and internally illuminated signage shall have a have a dark background with illuminated text.

Witnesses: Erich Schock, Esq., Ryan Nissen, Property Manager, Edward Reed, Reed Sign Company, James Raudenbush, Palmer Township Zoning Administrator

Motion: At the beginning of the hearing the applicant presented a revised sign design that showed a sign with a dark background and lighter lettering so they would not need relief from section 190-255C(1). Kristopher Grube made a motion to approve the requested variances for a larger freestanding sign as was presented at the time of the hearing. The motion was seconded by Michael Mancino with all in agreement.

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

James F. Raudenbush
Zoning Officer