

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, May 3, 2016, 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, Mike Mancino Vice Chairman, Cherie Kavanaugh Board Member, Peg Kennedy Board Member, Emilio DeNisi Board Member James Raudenbush Zoning Administrator and Court Reporter Ted Rewak.

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

**16-6 7:00 p.m.** 3508 A/B Greenway St., Deborah Miller from Green Way Creative Learning Center is seeking a special exception from sections 190-38E (under the base zoning district) and 190-199 F (for the change of a non-conforming use) in order to open a day care center for children. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Jacob Thielen Atty., Patricia and Demetei Karedis, Property owners, Deborah Miller, Applicant

**Action:** Mike Mancino made a motion to approve the change of one non-conforming use to another for a daycare. The amount of children permitted in the space shall be established by state, the signage is allowed to be replaced size for size from the previous use and the hours are to be limited to 6:30 a.m. to 6:00 p.m. Monday through Friday. All other conditions listed in 190-210 C (16) for a daycare center are to be met. The motion was seconded by Emilio DeNisi with the motion passing with a vote of 5-0.

**16-7 7:10 p.m.** 3511 Nazareth Rd., Glen Ruehle from Moe's Southwest Grill is seeking a variance from section 190-184 A(4)(a) in order to install a second wall sign. When a lot has more than one commercial establishment on it, one wall sign is permitted for each establishment. This property is located in a General Commercial Zoning District.

**Witnesses:** Glen Ruehle, Applicant, Guy Long, Co-owner

**Action:** The applicant did not have proper proof of standing at the time of the hearing and needed additional time to gather more information. The applicant requested and the board agreed that the hearing should be continued to June. The applicant understands that by continuing the meeting a decision will not be made within 45 days as required under the Municipalities Planning Code.

Having no further business to discuss, the meeting was adjourned at 8:15 p.m.

James F. Raudenbush  
Zoning Officer