

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Wednesday, November 7, 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, Michael Mancino Board Member, James Raudenbush, Zoning Administrator, and Court Reporter Ted Rewak. Kristopher Grube Board Member handed in his resignation last month, he is moving out of the township and will no longer be able to participate on the Zoning Board.

Cherie Kavanaugh then made a motion to accept the minutes of the October 2, 2012, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

12-11 7:30 p.m. 2527 Broad St., Thomas Bothwell, is seeking a variance from section 190-211E (15) (a) [1] in order to place a shed in the required front yard setback. This property is located in a Medium Density Residential Zoning District.

Witnesses: Thomas Bothwell, Applicant

Action: Cherie Kavanaugh made a motion to grant the variance to place the shed in the required front yard within the required front yard setback, with the condition that the shed is kept 5' off the property line along Stephens St. The motion was seconded by Michael Mancino with all in agreement.

12-12 7:40 p.m. 3337 Freemansburg Ave.(Sunoco Gas Station), Gary Brent, 5609 Wilkens Ave, Catonsville, MD 21228 is seeking variances from sections 190-189 B and 190-189B(1) in order to replace the fuel price portion of an existing sign that is currently changed manually, with an automated electronic LED sign that displays the fuel prices. This property is located in a Medium Density Residential Zoning District.

Witnesses: Gary Brent, Applicant Robert Richline, 3403 Freemansburg Ave., Sara Carlberg 18 Ashlee Ct., James Madsen, 1000 Paul St.

Action: Peg Kennedy made a motion to deny the application since the applicant failed to show any type of hardship for the variance to be granted. The motion was seconded by Cherie Kavanaugh with all in agreement.

12-13 7:50 p.m. 3655 William Penn Hwy, Karin Knowlson Vangeli, is seeking permission to change/replace a use that was previously approved by the Zoning Board at the January 5, 2010 hearing. The previous use that was approved by the zoning board was a financial planner that occupied 1000 square feet of space. The applicant would like to occupy the same space in order to operate a tattoo studio. This property is located in a General Commercial Zoning District within the William Penn Overlay District.

Witnesses: None

Action: Atty. Ted Lewis provided a letter to Atty. Nick Noel waiving the 60 day requirement in which a hearing has to be heard and requested that the hearing is moved to December 4, 2012. Atty. Noel read the letter into the record.

Having no further business to discuss, the hearing was adjourned at 8:40p.m.

James F. Raudenbush
Zoning Officer