

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, June 1, 2021, at 7:00 P.M. in the Charles Chrin Community Center and providing Zoom video conferencing. In attendance Nick Noel, Esq. Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Margie DeRenzi Board Member, Robert Fehnel Board Member, Marc Crisafulli Board Member, Court Reporter Ted Rewak and James Raudenbush Zoning Administrator.

Robert Fehnel made a motion to approve the minutes from May 4, 2021. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 5-0.

21-6 7:00 p.m. 3202 Freemansburg Ave, Huy Cao and Dung Nguyen of DCHH Holdings and Sweeties Nails Spa are seeking a special exception from section 190-199.F.(2) to change a non-conforming use to another non-conforming use. The current use is a cleaner/formalwear business with an apartment on the second floor. The proposed use would be for a nail salon on the first floor, keeping the apartment on the second floor. The property is in a Medium Density Residential Zoning District.

Witnesses: Huy Cao, Applicant and Michael Mitchell, Property Owner

Action: Andrew Rossi made a motion to approve the non-conforming change of use as proposed at the time of the hearing with the condition that two parking spaces are provided for every nail/manicure/waxing station being installed in the salon, plus an additional space for every 1.2 employees. 2 parking spaces are also required for the apartment on the second floor. If the minimum off-street parking is not able to be provided, the applicant shall remove work stations from the salon until the off-street parking requirement can be met. The motion was seconded by Robert Fehnel with the motion passing by a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 7:30 p.m.

James F. Raudenbush
Zoning Officer