

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, August 3, 2021, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Nick Noel, Esq. Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Margie DeRenzis 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 July 6, 2021. The motion was seconded by Marc Crisafulli and the minutes were approved by a vote of 5-0.

21-5 7:00 p.m. 3701 Corriere Road, Michael Hoagberg from Easton Senior Living LLC, is seeking variances from the following sections to build a Life Care Center within a Planned Industrial Commercial Zoning District.

-Sections 190-122/123/125 Life Care Centers are not a permitted use within the Planned Industrial Zoning District (PI/C).

-Sections 190-126.H. and 190-210.B.(38).(c).(8). To construct a building that is 75' tall. The PI/C zoning district allows for a maximum height of 2-1/2 stories or 40', but up to 60' by conditional use. The specific requirements for a life care center limit the height to 2 ½ stories or 35'.

-Section 190-210.B.(38).(a). to permit a density of 37 units per acre when 20 per acre are allowed.

-Section 190-170 to not provide a dedicated loading/unloading space.

-Section 190-126.E. to not have a 75' front yard setback. Within the PI/C zoning district a 75' front yard setback is required when a residential lot line is across the street. The applicant is proposing that the use is residential.

-Section 190-194.D. to not provide a 20' buffer yard in any other location where a buffer yard is required. Any person interested or aggrieved may appear at the appointed time and be heard. Any parties who would deem themselves aggrieved by the grant of relief requested in any appeal must appear before the Zoning Hearing Board, either in person to submit an appearance form provided by the Board or through submission of a legally authenticated statement of proof.

Witnesses: Erich Schock, Atty for the applicant, Michael Hoagberg, Headwaters Development, John Nicolich, Joseph I, LP and Seth Gohmen, Bohler Engineering

Action: Margie DeRenzis made a motion to approve the requested variances for the assisted living facility as presented at the time of the hearing. The motion was seconded by Marc Crisafulli with the motion passing by a vote of 5-0.

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

James F. Raudenbush
Zoning Officer