

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday, September 3, 2025, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Tung-To Lam Board Member, Robert Fehnel, Board Member Ted Rewak Court Reporter and James Raudenbush Zoning Administrator. Board member Margie DeRenzis was absent.

Robert Fehnel made a motion to approve the July 1, 2025 minutes. The motion was seconded by Tung-To Lam with the motion passing by a vote of 4-0.

25-7 7:00 p.m. 2690 Kingston Rd., Gary Strausser is seeking a special exception from section 190-408.E.1 to allow a drive-thru facility for a proposed bank. This property is in a Planned Office/Business zoning district.

Witnesses: Don Peters, Applicants Engineer, Edward Andres, Applicants Attorney

Action: Robert Fehnel made a motion to approve the special exception for a bank drive-thru with the condition that if the use changes from a bank the drive-thru will be removed. The motion was seconded by Andrew Rossi with the motion passing by a vote of 3-0.

*Tung-To Lam abstained from the hearing due to a potential conflict of interest.

25-8 7:10 p.m. 2609 Fehr St., William Hildenbrand is seeking a variance from section 190-601 to not provide the minimum parking required for a retail use. The proposed use is a specialty retail store selling general antiques and collectables. This property is in a General Commercial zoning district.

Witnesses: William Hildenbrand, Applicant, Stan Margle, Applicants Attorney

Action: At the request of the applicant the hearing was continued so there can be an accurate site plan provided, and the interior construction can be reviewed, designed and inspected. The applicant waived the timeframe under the Municipalities Planning Code to hold a hearing to get the additional engineering completed. The request was excepted unanimously by the zoning board.

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

James F. Raudenbush
Zoning Officer