

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, April 5, 2022, 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, Robert Fehnel Board Member, Margie DeRenzis, Board Member, Marc Crisafulli Board Member, James Raudenbush Zoning Administrator and Ted Rewak Court Reporter.

Marc Crisafulli made a motion to approve the March 1, 2022 minutes. The motion was seconded by Andrew Rossi with the motion passing by a vote of 5-0.

**22-6 7:00 p.m.** 4049 Hartley Ave., Reverend Monsignor Stephen Radocha is seeking a variance from section 190-42.H. to build a 47' tall single story athletic and gathering facilities building on the church campus. The maximum allowable height in a Medium Density Residential Zoning is 2 ½ stories or 35' whichever is more restrictive.

**Witnesses:** Reverend Monsignor Stephen Radocha, Applicant, Atty. Joe Pipperto, Applicants Atty., Kevin Horvath, Keystone Consulting Engineers, Michael Metzger, Alloy 5 Architecture, Ray Olsen, 2917 Norton Ave.

**Action:** Marc Crisafulli made a motion to approve the variance for a 47' tall building as presented at the time of the hearing. The applicant will still need to go before the Planning Commission and Board of Supervisors for land development approvals. The motion was seconded by Margie DeRenzis and was approved by a vote of 5-0.

**22-7 7:10 p.m.** 1492 Van Buren Rd., Abraham Atiyeh from Exchange 12, LLC is requesting a special exception from §190-154K to do work within a floodplain. The work would consist of the construction of a road, culvert, storm sewer and grading of land. This property is in a Planned Industrial/Commercial Zoning District.

**Witnesses:** Atty. Zachary Sivertsen, Eastburn And Gray PC, George Hartman III, Bohler Engineering.

**Action:** Marc Crisafulli made a motion that the previous zoning board decision from 2018 is still in affect since the township took no action to rescind the previous approval. The motion was seconded by Margie DeRenzis and was approved by a vote of 5-0.

**22-8 7:20 p.m.** 785 S. 25<sup>th</sup> Street, Robert Rathke from Starlite Media Group is seeking variances from sections 190-184.(A).(3).(a).(1)., 190-189.(A)., and 190-187 to install a digital messaging kiosk at the Palmer Town Center located on the exterior wall of Marshalls Department store. This property is in a General Commercial Zoning District.

**Witnesses:** Jeff Martin, Applicant, Carol Pundiak, 3321 Sherwood Rd, Robin Aydelotte, 113 Joseph Dr.

**Action:** Robert Fehnel made a motion to approve the digital messaging kiosk with the conditions that the message center is for the Palmer town Center tenants, information from the American Add Council and community service announcements. The motion was seconded by Margie DeRenzis and was approved by a vote of 5-0.

**22-9 7:30 p.m.** 100 Trolley Line Drive, David Revette from Dewberry Engineering representing Tesla Inc is seeking a variance from section 190-299 for signage that would be located on proposed charging stations. The applicant is alternatively seeking an interpretation that the charging stations are not characterized as signs pursuant to section 190-13. This property is in a Main Street Commercial Overlay District.

**Witnesses:** Dave Revette, Dewberry Engineering, Michael Testa, Tesla, Carol Pundiak, 3321 Sherwood Rd, Bob Blanchfield, 2830 Stephens St.

**Action:** Marc Crisafulli made a motion to approve the application for the charging stations as presented at the time of the hearing. The signage on each of the charging stations shall not exceed 3"x18". The motion was seconded by Robert Fehnel and was approved by a vote of 5-0.

**OVER>>>>>>>>>**

**Having no further business to discuss, the meeting was adjourned at 8:45 p.m.**

James F. Raudenbush  
Zoning Officer