

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, April 6, 2021, at 7:00 P.M. using Zoom video conferencing. In attendance Nick Noel, Esq., Zoning Board Solicitor, Andrew Rossi Vice Chairman, Margie DeRenzis, Board Member, Robert Fehnel, Board Member, Court Reporter Ted Rewak and James Raudenbush Zoning Administrator. Kris Grube, Board Chairman and Marc Crisafulli, Board Member were absent.

Margie DeRenzis made a motion to approve the minutes from January 5, 2021. The motion was seconded by Robert Fehnel and the minutes were approved by a vote of 3-0.

21-3 7:00 p.m. 2100 Eugene Street, Mark and Tammy Stevens are seeking relief from sections 190-42.D. to exceed 25% building coverage on a lot. The proposed project would be for a 16' x 26' covered porch and two garage additions 18' x 22' and 4' x 22'. The property is in a Medium Density Residential Zoning District.

Witnesses: Mark and Tammy Stevens, Applicants, Kevin Landis Stomping Grounds Contracting

Action: Robert Fehnel made a motion to approve the requested variances for the covered porch and garage additions. Consideration was given that if half the paper alley square footage to the East (Devilia Ave) was calculated into the lot size the requested variances would be de-minimis. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 3-0.

21-4 7:10 p.m. 2804 William Penn Hwy, Jessica Oglesbee from Sirens Beauty is seeking a variance from section 190-191.A. to add another use on the second floor of the property. The second proposed use would be a full-service hair salon. This property is in a Heavy Industrial Zoning District within the William Penn highway Overlay District.

Witnesses: Jessica Oglesbee, Applicant

Action: At the request of the applicant the meeting was continued so the owner of the property can provide additional testimony regarding the existing first floor business at the next hearing. A motion to accept the continuance was made by Robert Fehnel, was seconded by Margie DeRenzis and was passed by a vote of 3-0.

21-5 7:20 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.

Witnesses: None

Over>>>>>>>>

Action: Prior to the hearing a letter was submitted by Atty Schock, counsel for the applicant Michael Hoagberg requesting the matter be continued until June with the applicant waiving the applicable time to hold a hearing under the Municipalities Planning Code. A motion to accept the continuance was made by Margie DeRenzis, seconded by Robert Fehnel and was passed by a vote of 3-0.

Having no further business to discuss, the meeting was adjourned at 9:00 p.m.

James F. Raudenbush
Zoning Officer