



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Robert Hicks, Chairperson
Manouel Changalis, Vice Chairperson
Glenn Clearie, Board Member
Rick Gangewere, Alternate
Robert Latzanich, Alternate

Zoning Hearing Board Minutes December 22, 2009

Chairperson, Bob Hicks, called the meeting to order at 7:00 p.m. Also in attendance: Board Members, Manny Changalis and Glenn Clearie; Alternates, Rick Gangewere and Rob Latzanich; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

Jack Miller, Zoning Appeal #2009-08 (continued)

Mr. Miller was not present for the Hearing. Lori Seese explained that since the last hearing Mr. Miller had decided not to rent the property from Mr. Hartzell; however, we believed he was due money back because he felt was wrongly required to provide information for parking. He indicated that either he or a representative would be at the meeting to represent him; however, no one was present.

The motion to deny Zoning Appeal #2009-08 due to outstanding information was moved by Bob Hicks and seconded by Glenn Clearie. The motion carried unanimously.

The advertisement for the next hearing was read aloud and all parties who would testify in the next hearing were sworn.

Kurt Koch, Zoning Appeal #2009-09

Present for the Application: Troy Long, Service and Parts Director

Troy Long provided a letter from Mr. Koch, owner of the property and dealership, giving him permission to act on his behalf at the hearing.

Lori Seese provided a review of the application made to the Township. April Cordts reviewed the Zoning Ordinance requirements. The proposed sign will be slightly smaller than the existing sign; however it will be illuminated. The letters "FORD" will be removed and replaced with the Ford oval logo. Mr. Long indicated that Ford Co. was not mandating installation of the sign; however, it was being strongly encouraged. Ford mandates the size and style but the number of signs.

The Zoning Hearing Board did not have any issue with granting the variance. The motion to approve the proposed illuminated blue and white oval sign with dimensions as depicted, 4'-2"x9'-7", area of 31 s.f. to replace the FORD letters in the same location on the west side of the

Dick Milham dealership was moved by Manny Changalis and moved by Bob Hicks. The motion carried unanimously.

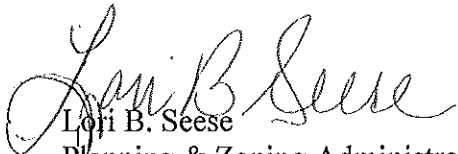
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

The motion to adjourn was moved by Manny Changalis and seconded by Bob Hicks. The motion carried unanimously. The meeting adjourned at 7:30 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator