



# LOWER NAZARETH TOWNSHIP

## ZONING HEARING BOARD

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**Zoning Hearing Board**  
Manouel Changalis, Chairman  
Michael Gable, Vice Chairman  
Zachariah Cobrinik  
Darin Lueders, Alternate  
Robert Hicks, Alternate

### Zoning Hearing Board Minutes February 28, 2012

Acting Chairman Manny Changalis called the meeting to order at 6:30 p.m. Also in attendance: Board Members Mike Gable and Zach Cobrinik; Alternate Darin Lueders; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

#### REORGANIZATION

The motion to appoint Manny Changalis as the Chairperson was moved by Mike Gable and seconded by Zach Cobrinik. The motion carried unanimously.

The motion to appoint Mike Gable as the Vice Chairperson was moved by Manny Changalis and seconded by Zach Cobrinik. The motion carried unanimously.

The motion to appoint April Cordts as solicitor to the Zoning Hearing Board was moved by Manny Changalis and seconded by Mike Gable. The motion carried unanimously.

#### MINUTES

Approval of the January 24, 2011 minutes was moved by Zach Cobrinik and seconded by Mike Gable. The motion carried unanimously.

#### CORRESPONDENCE

Chairperson Manny Changalis read the following correspondence into the record:

- A. **ZA2011-10, Lawrence Marra, Jr.** – February 15, 2012 letter from Attorney Joseph Piperato to Attorney April Cordts requesting a continuance of hearing to March 27, 2012.

#### HEARINGS

##### ZA2012-02 – Rare Hospitality

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Charlie Schalliol of Site Enhancement Services, contracted agent for Darden Services and Rare Hospitality.

Mr. Schalliol reviewed the proposed application, indicating that they were not asking for an increase in the allowed square footage, only in the number of facades and number of signs. They will be able to comply with the total allowed area prescribed under the ordinance, however they would like to install signs on (3) facades and have (4) wall signs.

Mr. Schalliol pointed out that the shopping center has multiple entry points and is visible from multiple roads. He also pointed out that several other businesses in the vicinity have similar signage, in excess of what is allowed per the Zoning Ordinance. Exhibit #A-1, Signage Package for Longhorn Steakhouse, consisting of multiple pages was entered into the record. Mr. Schalliol reviewed the exhibit, specifically noting the percentage of elevation each sign occupies. The signs will be internally lit, with the exception of the steer logo which will have reverse lighting. The signs will only be lit during business hours.

There were no comments under Courtesy of the Floor.

Lori Seese confirmed that the Zoning Hearing Board has granted variances to those businesses mentioned in Mr. Schalliol's presentation. Lori also asked if they would be pursuing any freestanding signs since they are permitted to have a freestanding sign per the Zoning Ordinance. Mr. Schalliol stated that the terms of their lease agreement prohibit them from installing a freestanding sign; therefore a freestanding sign will not be installed. They will not be afforded the opportunity for additional signage a freestanding sign would offer.

The motion to close testimony was moved by Mike Gable and seconded by Manny Changalis. The motion carried unanimously.

#### Board Deliberation

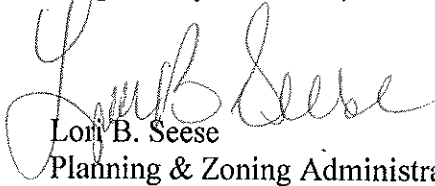
The Board was in agreement that the signs were tastefully done and they were not opposed to the proposal, especially since a freestanding sign is not proposed.

#### Motion by the Board

The motion to grant a variance to allow for the installation of (4) wall signs on (3) facades, in accordance with Exhibit #A-1 and testimony provided at this hearing, was moved by Mike Gable and seconded by Zach Cobrinik. The motion carried unanimously.

The motion to adjourn the meeting at 7:08 p.m. was moved by Manny Changalis and seconded by Darin Lueders. The motion carried unanimously.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator

/lbs