



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Michael Gable, Vice Chairman
Zachariah Cobrinik
Daniel Cortright, Alternate
Michael Gaul, Alternate

Zoning Hearing Board Minutes December 22, 2015

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Also in attendance: Board Member Mike Gable and Zach Cobrinik; Alternates, Daniel Cortright and Michael Gaul; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

MINUTES

The motion for approval of the October 27, 2015 minutes was moved by Zach Cobrinik and seconded by Mike Gaul. Mike Gable abstained. The motion carried.

The motion for approval of the November 9, 2015 minutes was moved by Mike Gable and seconded by Mike Gaul. The motion carried.

HEARINGS

ZA2015-11, Wegmans Food Market

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Caitlyn Piatkowski, Wegman's Site Development Group and Joe Solenske, Store Manager.

Lori Seese explained that pursuant to the Zoning Ordinance, banners are specifically prohibited. Lori reached out Wegmans regarding this violation after a number of neighboring businesses voiced their complaint.

Miss Piatkowski and Mr. Solenske stated the reasons they would like to keep the banners on display. The Board explained that while they may not disagree, the applicant has to prove their hardship in order for the Board to consider their request.

The options presented to the applicant were: 1) the Board could deny the application; 2) table and allow the Applicant an opportunity to come back with reasons for their hardship; or 3) the Applicant could withdraw the application, allowing them to reapply in the future. The Applicant decided to withdraw their application. They will send a written notice of withdrawal and will remove the signs.

Motion to accept the withdrawal was moved by Mike Gable and seconded by Zach Cobrinik. The motion carried unanimously.

Courtesy of the Floor

There were no comments from the Floor.

As this was his last meeting on the Zoning Hearing Board, Zach Cobrinik stated is has been a pleasure serving on the Zoning Hearing Board. The Board expressed their appreciation for his service and dedication to community.

The motion to adjourn the meeting was moved by Zach Cobrinik and seconded by Daniel Cortright. The motion carried. The meeting adjourned at 6:50 p.m.

Respectfully submitted,



Lon B. Seese
Planning & Zoning Administrator

/lbs