



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Michael Gable, Vice Chairman
Michael Gaul, Board Member
Daniel Cortright, Alternate

Zoning Hearing Board Minutes November 28, 2016

Chairman Manny Changalis called the meeting to order at 6:44 p.m. Also in attendance: Board Member Michael Gable; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Board Member Michael Gaul and Alternate Daniel Cortright were not present.

MINUTES

Approval of the November 22, 2016 minutes was moved by Michael Gable and seconded by Manny Changalis. The motion carried.

HEARINGS

ZA2016-04, Susan Bostian ~continued

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Susan Bostian

April Cordts asked that Susan provide evidence of being POA since Mrs. Bostian and her husband both own the property. Mrs. Bostian described the proposed home occupation use, and her various degrees and accreditations. She is an integrative holistic practitioner. She will perform health consultations and perform biometric scanning. There will not be any massage performed at the property, and she will not prescribe or dispense any medication. The room she will use in her home is approximately 120 s.f. Her hours of operation will be 9 a.m. to 9 p.m. on her website; however it will vary when she will see clients. It will not be every day. It will depend on her and her clients schedule and availability. Mrs. Bostian will not have any employees and no tractor trailer deliveries. She does not plan to post a sign. Parking in her driveway is available.

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

Motion by the Board

The motion to grant special exception approval based upon the testimony and application submitted, and provided the applicant complies with applicable building codes was moved by Mike Gable and seconded by Manny Changalis. The motion carried.

ZA2016 – 05, Signature Signs, Inc. ~ continued

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Tom Koch, Koch 33; Dennis Boyer, Signature Signs.

Dennis Boyer entered an overall site plan for the Koch land development plan as an Exhibit. Mr. Boyer noted that (2) signs have been granted zoning and building approval as allowed under the Zoning Ordinance. However, there are (3) signs on the southerly façade and (2) signs of the northerly façade for which they are seeking approval.

Mr. Boyer described the proposed signs and their respective sign area. He noted the property has frontage on three roads: Route 33, Hecktown Road and Newburg Road. The signs would provide visibility from all three roads. He also noted that the manufacturer, Toyota, mandates the signs, number, etc. The proposed signs would be illuminated. They would be on dusk to dawn.

Mike Gable moved to close the hearing to further testimony. Manny Changalis seconded and the motion carried.

Motion by the Board

The motion to grant a variance to allow (5) additional signs (for a total of 7) and to allow for an additional 134 s.f. of area or a total of 334 s.f. on the building façades, consistent with testimony and exhibits, and provided they comply with all other township regulations was moved Mike Gable and seconded by Manny Changalis.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs

**** Note: These minutes are only a brief summation of the actual hearing. All Zoning Hearing Board hearings are officially transcribed by a professional stenographer. Should any parties wish to view these transcripts, please contact the Zoning Officer. If an official copy has not been requested, the requestor must pay for the transcript.***