



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 December 20, 2016

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

MINUTES

Approval of the December 12, 2016 minutes is deferred to the next meeting.

HEARINGS

ZA2016-07 – Anchor Nazareth MOB, LP

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Daniel Cohen, Esq.; Mark Hintenlang, P.E., and Curt Hutter, Anchor Properties

Mark Hintenlang provided testimony regarding the application. The plan submitted with the application, using "Amended Record Plan, Sheet 2 of 15" last revised 10/26/16, was used as a reference (Exhibit A-1). Exhibit A-2, an enlarged version of Exhibit A-1 was entered into the record. The requested parking is in the front of the building. There are presently thirty-seven parking spaces in Lower Nazareth Township. Four parking spaces were lost in Palmer Township during the construction process due to required loading area and geometry on the site. They are unable to regain any parking on the easterly side of the lot (Palmer Township) due to a grade issue in that direction. The Lower Nazareth Township Zoning Ordinance requires 20' setback, which is different than the setback required in Palmer Township. If the variance were granted, the parking would be in line with parking already constructed in Palmer Township. They are requesting a variance of 7.1 feet. Mike Gable noted that they do not need these parking spaces to meet the minimum parking requirements. Mike Gable stated at this point in the testimony the applicant has not demonstrated a hardship.

Curt Hutter noted his company will serve as landlord for the building. He provided testimony regarding the parking needs for the building. Their standard is to have 4 parking spaces per 1000 s.f. of building, which would bring their parking need to 230.26 parking spaces. The use of this building will be doctors and medical services; therefore, they will be providing a good number of handicapped parking spaces. Since they lost the four regular parking spaces and do not have the opportunity to add any additional parking on the Palmer Township side, they are seeking the variance to add parking spaces for the patients they will be serving.

At Mike Gable's request, Mark Hintenlang provided the landscaping plan (Sheet 5 of 15) for Mike's review.

Manny Changalis inquired about the type of visitors to the site. Curt described the different types of medical offices and services to be offered. He stated that since they will have a blend of people who are well and sick; it is their desire to provide as much handicapped parking as possible. Mike Gable provided some engineering and landscaping suggestions. The motion to close testimony was moved by Mike Gable and seconded by Dan Cortright. The motion carried unanimously.

Board Deliberation

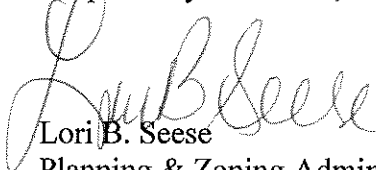
Manny stated that since this is a medical building and visitors will be elderly, those with orthopedic issues, and parents with children, the request does not seem out of line. Dan added that if their formula works on other properties, they know how many parking spaces they require. Lori Seese noted that if the municipal boundary line was not located where it is, it would be a moot point.

Motion by the Board

The motion to grant a 7.5 foot variance for the parking setback as noted in the application, provided they maximize the amount of landscaping they can provide between the parking and the road, provided they comply with all regulations of Lower Nazareth Township, and consistent with the testimony presented this evening was moved by Mike Gable and seconded by Dan Cortright. The motion carried unanimously.

The motion to adjourn was moved by Manny Changalis and seconded by Mike Gable. The meeting adjourned at 7:15 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.***