



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Steven Nordahl, Chairman
Michael Gaul, Vice Chairman
Brian Fenstermaker, Board Member
David McGinnis, Alternate
Roberto Reyes, Alternate

April Cordts, Esq., Solicitor

Zoning Hearing Board Minutes May 28, 2024

Chairman Steven Nordahl called the meeting to order at 6:30 p.m. Board Members Mike Gaul and Brian Fenstermaker; Alternates David McGinnis and Roberto Reyes, Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator were all in attendance.

APPROVAL OF THE AGENDA

It was noted that the Agenda must be amended to include correspondence for two Zoning Appeals. Approval of the agenda with an amendment to include Correspondence was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

MINUTES

Approval of the April 30, 2024 minutes with amendment to the last paragraph was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

Approval of the May 14, 2024 minutes was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

CORRESPONDENCE

ZA2024-06 – Scott Pulley - The May 23, 2024 letter from Attorney Deschler requesting a continuance to the June 25, 2024 meeting was acknowledged. April Cordt's May 28, 2024 letter to Attorney Deschler was read into the record. April stated she received a letter from Attorney acknowledging receipt. The motion to accept the continuance was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

ZA2024-04, Lucas Repka - The motion to the accept withdrawal of the Lucas Repka appeal was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

HEARINGS

ZA2024-08, Jon Bowman and Kimberly Jetty

The advertisement for the hearing was read aloud and all parties who would testify at the hearing were sworn. Present for the Application: Applicant, Jon Bowman

Jon Bowman provided a summary of his request and the existing buildings on his property. The dwelling and one accessory building date to the 1800's. He has another shed which he stores his mower in. It is still usable, and he still wants to use it. He intends to move it to another part of the property. He wants to construct a garage which would have bays for his personal cars, work

car, and his mower. He has no dry storage in his dwelling due to existing drainage in the neighborhood.

Steve Nordahl confirmed the new building would not have heat and there was no intention for occupancy.

Roberto Reyes inquired about storage of outdoor items. Mr. Bowman stated that they have had problems with items going missing in the neighborhood. Mr. Bowman wants someplace for storage.

The building height will be 23.5 feet plus the cupola. Mr. Bowman confirmed the building height will be less than the dwelling.

Steve Nordahl inquired about drainage. Jon Bowman will direct the drainage to his backyard.

Neighbor Catherine Ward, 511 Daniels Road, stated she has no objection to the proposed project.

The motion to close testimony was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

Board Deliberation

Mike Gaul and Brian Fenstermaker both agreed it was a reasonable request and understand not wanting to add to the stone house.

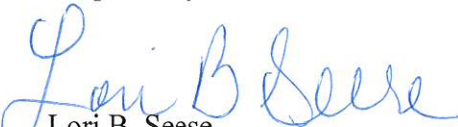
Motion by the Board

The motion to grant the variance in accordance with testimony provided, application and limited to the size requested in the application was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

ADJOURNMENT

The motion to adjourn the meeting at 6:55 p.m. was moved by Michael Gaul and seconded by Brian Fenstermaker. The motion carried unanimously.

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.***