



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 July 26, 2016

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

MINUTES

Solicitor April Cordts noted a correction to the June 28, 2016 minutes. The square footage of the proposed sign is 29 s.f. not 87 s.f. as stated. Approval of the June 28, 2016 minutes as corrected was moved by Michael Gaul and seconded by Daniel Cortright. The motion carried unanimously.

CORRESPONDENCE

HEARINGS

ZA2016-03 – Carolyn Meixsell and Eric S. Meixsell

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Kerry Hahn, P.L.S., Hanover Engineering Associates; Applicants Carolyn Meixsell and Eric Meixsell; Attorney Thomas Elliott.

Kerry Hahn testified that the intention of the plan is to create a 25-foot strip of land to give Mrs. Meixsell's son control of that strip of land. The lots in question currently are non-conforming and it would not be possible to make one non-conforming without making the other more non-conforming. Kerry Hahn confirmed the "Lot Line Adjustment Plan, Meixsell Minor Subdivision", dated May 17, 2016 is the plan he prepared for the Applicant, and was entered into the record as Applicant's Exhibit A-2.

It was clarified that the only the Applicants are presently using their side of the 25-foot easement. The other side of the easement is owned by Walter and Theresa Bendl. The intention of the application is not to extinguish the easement but change ownership of the land underneath the easement.

Applicant's Exhibit A-1, Appeal Application, was entered into the record. Carolyn Meixsell became owner of Lot 1 in December 2013. She noted that there are four other flag lots located further west on Christian Springs Road.

It is also noted they will need Planning Commission approval to obtain the subdivision.

Deborah Beck, 4256 Christian Springs stated her concern that her parents, Walter and Theresa Bendl, would not lose their rights to their side of the easement.

Marsha Stiles, 670 Lexington Road, inquired where the easement ends. Eric stated that the easement ends at the Meixsell property. Kerry Hahn stated that the easement actually ends at the Stofanek property to the rear.

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

Motion by the Board

The motion to grant the variances as requested, more specifically:

Article 3, Section 302.D, reduction of the lot in dimension below minimum is approved as requested;

Article 4, Section 405.A, Minimum Lot Area; a variance of 30,395 s.f.;

Article 4, Section 405.C, Minimum Lot Width; a variance of 155 feet;

Article 14, Section 1404.B.7 to create a flag lot is approved as requested;

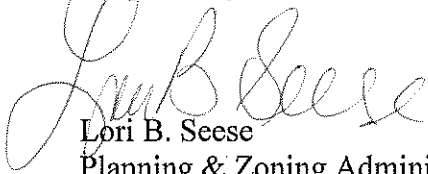
Article 14, Section 1404.D.1 relative to buffer requirements is granted;

Article 14, Section 1406.D, minimum future right-of-way is withdrawn.

The motion was moved by Michael Gaul, seconded by Mike Gable, subject to compliance with testimony, and exhibits presented. The motion carried unanimously.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs