



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Zoning Hearing Board

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

Zoning Hearing Board Minutes November 8, 2017

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Also in attendance: Board Members Michael Gaul; Alternate, Daniel Cortright; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Board Member Mike Gable was not present.

MINUTES

Approval of the September 7, 2017 minutes was moved by Michael Gaul and seconded by Dan Cortright. The motion carried unanimously.

CORRESPONDENCE

HEARINGS

ZA2017-05 – John Pierson and Jessica Male

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: John Pierson and Jessica Male

The Applicants intend to build a house on the lot in question and operate a salon from the dwelling. They currently live in Bethlehem Township, and operate the salon in that location. It is operated by appointment only. A 2549 s.f. dwelling is proposed with ±144 s.f. for the salon.

Parking will be provided in the driveway which will be 100 feet long, 3 cars wide, and will provide enough room for visitors to turn around. Hours of operation will be ± 20 hours a week, 8 a.m. – 8 p.m., finished by 9 p.m. Ms. Male has a full-time job in addition to this job. No employees are planned.

Ms. Male does not need to install a sign, except for possibly a tiny sign under the mailbox. Manny noted the sign could not be any larger than 2 s.f.

The plan is to locate the dwelling approximately 100 feet back from the road.

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

The motion to approve the requested home occupation conditioned upon the following:

1. Hours of Operation, 8 a.m. - 8 p.m., Monday – Friday;
2. There will be no employees pursuant to testimony;
3. Consistent with all township regulations that apply, including the Building Code;

4. Testimony provided; and
5. Required licensing by the State.

Moved by Michael Gaul and seconded by Dan Cortright. The motion carried unanimously.

ZA2017 – 06 - Central PA Equities 26, LLC

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: David Hogg, Applicant and Blake Marles, Attorney.

Blake Marles explained the intent of the application. David Hogg provided testimony regarding the proposed hotel and amenities. No conference room is proposed. There will not be a restaurant in the building. The front of the parcel will hopefully be sold to someone to develop a restaurant, retail, etc. The current buffer and berm between the proposed development and adjoining properties was discussed. The building will be ±209 feet from the closest property line that touches a residential property.

The height of the building was discussed. There will not be any occupied space above 45 feet. A 5-foot high parapet wall is proposed above 45 feet to screen equipment. Exhibits App #1- 3 were provided depicting different buildings with equipment. Architectural feature, a beacon, is also proposed to make the building more recognizable from the highways. The beacon will only be lit on two sides, that face the commercial properties. Sides facing residential properties will be blacked out.

Cross Section plan was discussed, specifically the visibility of the building from adjoining residences.

Exhibit App #4 was entered into the record, which was all sections of the Zoning Ordinance that apply. Attorney Marles walked through all pertinent sections of the Zoning Ordinance.

Manny asked about cell towers or antennas on the roof. David Hogg said they would listen if someone asked but that's not what they are interested in.

Dr. Marwan Bassil, 3883 Hollo Road, likes that the parapet wall will hide the equipment. Dr. Bassil inquired about the noise from this equipment. Dr. Bassil inquired about trees that are dying or not growing. First Industrial is responsible but they would take care of it if First Industrial does not. Dr. Bassil inquired about the possibility of a fence.

Gary Mittman, 3889 Hollo Road, was present but stated he believes the testimony has answered his questions.

Motion to close testimony by Mike Gaul and seconded by Dan Cortright. The motion carried unanimously.

Board Deliberation

Manny believes that the 3 or 4 story question is diminimus and 45 is 45 feet regardless of how many stories are in that 45 feet. It's nice to see the parapet wall to screen the equipment. Being that the beacon is only lit facing the road and not lit toward the residential area, it is a diminimus request. In addition, the architecture is aesthetically pleasing and not doing harm to the immediate area.

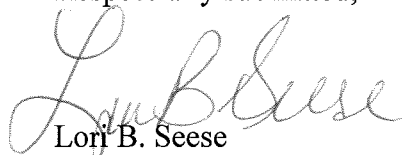
April Cordts inquired if the beacon would be on 24/7. Mr. Hogg stated it would be on sundown to 2 a.m.

Motion by the Board

Michael Gaul made the motion stating that the proposed application and testimony is compliant with Article 10 Section 1002.D of the Zoning Ordinance, the number of stories is not germane and intent is to measure the height limitation itself, and no variance is required for the parapet wall since it is consistent with the spirit of the ordinance. The motion was seconded by Dan Cortright. The motion carried unanimously.

Motion to adjourn moved by Dan Cortright seconded by Mike Gaul. The motion carried unanimously. The meeting adjourned at 8:08 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.***