

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

May 19, 2015
7:30 P.M.

Present: Bean; Hess; Keim; Thomas; Trexler; Susan G. Maurer, Ryan Christman;
Sandra A. Pudliner; Vicky Roth

Absent: Baillie, Paulus

Attendance: 2

Approval of Minutes: October 21, 2014 Regular Planning Commission
January 12, 2015 Special Planning Commission

Motion: I move we waive the reading of the Minutes of the October 21, 2014
Regular Planning Commission Meeting and the January 12, 2015
Special Planning Commission Meeting and accept same as presented.

Bean, Hess: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas acknowledged receipt of correspondence which was available at this
time for review by any interested parties.

New Business:

1. Special Exception Use, Wayne Ott and Mary Toumeh, 1857 Troxell Street,
Allentown, PA 18109 (Review and Recommendation)

The Township Manager/Zoning Officer opened the discussions by advising
the Hanover Township Planning Commission that Mr. Ott and Ms. Toumeh
are here this evening with respect to their Special Exception Use Request
filed before the Hanover Township Zoning Hearing Board. It is the desire
of the Applicants to operate a home occupation use, namely, a beauty salon
by appointment only at their premises situated at 1857 Troxell Street,
Allentown, PA 18109. Mrs. Pudliner noted that the Special Exception is a
permitted use under the Hanover Township Zoning Ordinance. The only

difference is that a Special Exception requires additional review to make certain that the use is not in conflict with the health, welfare, and safety of the Township residents. The Township Zoning Officer indicated to the Board that the use proposed by the Applicant does not create any issues in her opinion and that the Hanover Township Council received Notice of this application and had no issue with same. Mrs. Pudliner did note that the Hanover Township Council commented that with respect to the signage request of the Applicant, they would favor a small sign set back in the yard or on the front of the home.

At this point in the meeting, Mr. Ott and Ms. Toumeh presented to the Board a sketch depicting the rear of their property where they would like to enclose a patio and create an area for the beauty salon activity to take place. Ms. Toumeh noted that the operation would simply be a color/cut business and that parking would not be an issue and at the most there would be three cars at a time at her location. There was discussion about conducting the business four days a week. With respect to the size of the sign, the Applicants indicated that they had no problem with a smaller sign set back on the property. In resolution of this matter, the Hanover Township Planning Commission made the following Motion:

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Zoning Hearing Board that the Special Exception Use Request of Wayne Ott and Mary Toumeh be granted and additionally recommend that the variance request also be approved by the Board.

Thomas, Hess: Moved and Seconded

Unan.

Adjournment:

Motion: I move we adjourn this meeting of the Hanover Township Planning Commission at 7:40 P.M.

Thomas, Bean: Moved and Seconded

Unan.

Respectfully submitted,

Sandra A. Pudliner
Township Manager/Zoning Officer