

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

July 21, 2015
7:30 P.M.

Present: Baillie; Bean; Hess; Keim; Paulus; Thomas; Trexler; Susan G. Maurer,
Esquire; Sandra A. Pudliner

Absent: Ryan Christman, Vicky Roth

Attendance: 7

Approval of Minutes: May 19, 2015 Regular Planning Commission

Motion: I move we waive the reading of the Minutes of the May 19, 2015
Regular Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Unan.

Correspondence: None.

New Business:

1. Special Exception Use Request, Relocation of Outdoor Advertising Structure, south side of Route 22, west of Airport Road and facing east: Tri-Outdoor, Inc., 1749 Red Hawk Way, Bethlehem, PA 18015 (Review and Recommendation)

Attorney Paul Harak, Counsel for Tri-Outdoor, Inc., approached the Board at this time with respect to this Agenda item. By way of history of the billboards located along Route 22 in Hanover Township, Attorney Harak noted that in the late 90s PennDOT required the billboard companies to move back the billboards for widening of the roadway and again in 2013/2014 billboard relocation was necessary as a result of PennDOT. Attorney Harak noted that his client's billboard, which is the subject of this application, is a nonconforming structure and his client is desirous of moving same which is necessitated by PennDOT's widening of the bridge in that area and when moved enlarging the billboard in size to what is currently

allowable as the maximum under the Hanover Township Zoning Ordinance. Attorney Harak indicated that his client's variance request is for the increase in the size of the billboard. He noted that PennDOT is requiring his client to move the existing billboard 110/120 feet southwest of where it is at the present time. He further indicated that they believe that they will be able to obtain a PennDOT permit for the billboard. With respect to securing that PennDOT permit, Attorney Harak advised that his client will have no objection to the Zoning Hearing Board making that permit approval a condition for their approval of this application.

At this point in the meeting, Attorney Harak provided the Board with pictures of the existing 12' X 25' structure, noting that when it is moved it is his client's intent to make the structure 14' X 48' which is the permitted size in the Hanover Township Zoning Ordinance.

Attorney Susan Maurer, Counsel for the Hanover Township Planning Commission, advised the Planning Commission that the Special Exception Use really represents that the use is permitted however a review is necessary to make certain that the use does not in any way interfere with the health, welfare and safety of the residents. Attorney Maurer noted that is what this Board will consider this evening and where the focus of the discussion should be. With respect to the variance request which is part of this application, Attorney Maurer indicated that would be addressed before the Zoning Hearing Board. At this point in the meeting, the Planning Commission questioned whether or not anyone in the audience had any questions with respect to this matter. In that regard, Mr. David Harte approached the Planning Commission at this time and indicated that he is the Vice President of Pennsylvania Venture Capital located at 1177 North Sixth Street, Whitehall, PA 18052. Mr. Harte indicated that he has two questions that he would pose to the applicant. He further noted that he felt he had standing before this Board because the Township had issued two permits to his company to construct billboards in Hanover Township. In that regard, the Township Manager/Zoning Officer, Sandra A. Pudliner, who was present at the meeting, advised Mr. Harte that he is correct that the Township issued permits to him for billboard construction. However, with respect to matters involving zoning relief, notice of same is only given to property owners. His billboard company is not a property owner but simply the owner of a billboard. Mr. Harte also questioned Attorney Harak regarding how many billboards are currently situated on the tax parcels associated with this application and Attorney Harak indicated two. Mr. Harte questioned whether or not there was a PennDOT permit for the existing billboard which is the subject of this application. In response to that question, the property owner, Bill Bakos of Tri-Outdoor, Inc., responded that he did not believe that is an issue. He noted that his company is being forced by PennDOT to move the billboard. Attorney Maurer commented that if there is a problem with PennDOT that is a fight for another day between PennDOT and the applicant. There being no

further discussions regarding this matter, the Board 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 Tri-Outdoor, Inc. be granted.

Baillie, 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,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission