

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, October 7, 2025, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Andrew Rossi Vice Chairman, Tung-To Lam Board Member, Robert Fehnel Board Member Ted Rewak Court Reporter, James Raudenbush Zoning Administrator and Danny Nicolo Assistant Zoning Administrator. Board Chairman Kris Grube was absent.

Robert Fehnel made a motion to approve September 3, 2025 minutes. The motion was seconded by Andrew Rossi with the motion passing by a vote of 3-0.

25-9 7:00 p.m. 601 25th St. Chick-fil-A Inc is seeking variances from section 190-601.A.1(Table 3) to allow the total number of parking spaces to be less than the required number, and section 190-711.A.3.a. to exceed the number and size of the wall signage. The applicant is also seeking a special exception to allow a drive-thru for a quick service restaurant in a General Commercial Zoning District.

Witnesses: Tyler Prime, Applicants Attorney, Chris Riggle and Tyler Krause from Colliers Engineering

Action: Robert Fehnel made a motion to approve variances to reduce the required number of parking spaces to 65 and the sign package that was presented at the time of the hearing. Robert Fehnel then made a motion to grant the special exception for a drive-thru with the condition that if the use ever changes it will be removed. The motion was seconded by Tung-To Lam with the motion passing by a vote of 4-0.

Having no further business to discuss, the meeting was adjourned at 7:45 p.m.

James F. Raudenbush
Zoning Officer