

Notes of Meeting
East Rockhill Township Zoning Hearing Board
January 5, 2021

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on January 5, 2021 virtually via a Zoom platform. The hearing was continued from an August 31, 2020, September 29, 2020, October 7, 2020 and November 19, 2020 hearing.

Present: Kathleen Hart, Zoning Hearing Board
John Fenley, Zoning Hearing Board
Arlo Eby, Zoning Hearing Board
Scott MacNair, Zoning Hearing Solicitor
Will Oetinger, Esq., Township Solicitor
Bill Benner, Esq., Applicant Representation
Thomas Panzer, Esq., Attorney for Jeffrey and Kelly Kneuppel
Richard Howard, Esq., Attorney for Edgar and Alice Powell

The Zoning Hearing Board public hearing was convened at 7:01 p.m. by Ms. Hart.

Reorganization:

Mr. MacNair requested a nomination for Zoning Hearing Board Chairperson and Vice-Chairperson appointments.

On motion by Mr. Fenley, seconded by Ms. Hart to nominate David Chlebda as the Zoning Hearing Board Chairperson. With no additional discussion, all present voted in favor.

On motion by Mr. Arlo, seconded by Ms. Hart to nominate John Fenley as the Zoning Hearing Board Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Mr. Fenley, seconded by Ms. Hart to appoint the law firm of Clemons, Richter & Reiss as the Zoning Hearing Board Solicitor. With no additional discussion, all present voted in favor.

On motion by Mr. Chlebda, seconded by Mr. Fenley to allow for the appointment of a member of the Zoning Hearing Board as a hearing officer in the event that only one Board member is available to hear a submission. With no additional discussion, all present voted in favor.

Stenographic Record: A stenographic record of the meeting was taken and will provide a record of the proceedings. A request can be made to Bucks County Court Reporters. Transcripts are stored for five years.

Old Business

19-01: WEGBB – Glen Stevens – 1086 and 1090 Old Bethlehem Road, Perkasio to consider an appeal of WEGBB, LLC and Glenn Stevens from the Township's November 1, 2019 Enforcement Notices which alleged violations of the East Rockhill Zoning Ordinance for operating a B8 Rooming or Boarding House use and/or an extension of an F23 Inn use on the properties located at 1086 and 1090 Old Bethlehem Road, Perkasio, Pennsylvania and also known as Tax Map Parcel Numbers 12-11-052-006 and 12-011-052-003. The Applicant is also raising a substantive validity challenge to East Rockhill Township's Zoning Ordinance. The properties are located in the AP Agriculture Preservation Zoning District

Solicitor MacNair reviewed the status of the hearing. He ruled to allow admission of a video proposed by Mr. Howard, Esq.

Testimony: Dr. Alice Moore-Powell, a witness called by Mr. Howard, Esq. continued her testimony. Mr. Ned Powell and Mr. Curt Barhleh were called to testify by Mr. Howard, Esq.

The hearing was continued to February 1, 2021 at 7:00 p.m., to be held virtually.

Approval of November 19, 2020 Notes

On motion by Ms. Hart, seconded by Mr. Fenley, the November 19, 2020 notes were accepted with no changes.

Adjournment

On motion by Ms. Hart, seconded by Mr. Eby, with no additional discussion, the hearing adjourned at 10:26 p.m.

Respectfully submitted,

For Steve Baluh
Zoning Officer