

Notes of Meeting
East Rockhill Township Zoning Hearing Board
March 15, 2021

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on March 15, 2021 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: John Fenley, Zoning Hearing Board
 Arlo Eby, Zoning Hearing Board
 Patricia McAnally, Zoning Hearing Board
 Scott MacNair, Zoning Hearing Solicitor
 Marianne Morano, Asst. Zoning Officer

The Zoning Hearing Board public hearing was convened at 7:00p.m. by Mr. Fenley.

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.

New Business

21-06: Peace Tohickon Church – 100 Old Bethlehem Road to consider the application of Peace Tohickon Lutheran Church concerning a property located at 100 Old Bethlehem Road, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-014-047-001. This property is located in the AP – Agricultural Preservation Zoning District. The Applicant is seeking a variance to allow for the construction of an outdoor pavilion. Section 27-502.A of the East Rockhill Township Zoning Ordinance limits the maximum amount of impervious surface on the property to 10%. This property is nonconforming with respect to impervious surface, as it currently contains 21.8% impervious surface. The proposed pavilion would increase the total impervious surface on the property to 22.5%, or a .7% increase.

No members of the public were present except on behalf of the applicant.

Party Status requests received and approved:

- There was none.

Testimony: Was provided by Michael Cygan, Vice President of Church and Richard Kapusta, P.E.

It was noted the Church and parking lot were constructed in 1959.

On motion by Mr. Fenley, seconded by Mr. Eby, to grant the applicants requests for Variances conditioned on applicant posting an occupancy capacity sign, any lighting be shielded and installed in a downward manner, meet all stormwater Ordinance requirements and review and compliance with Township Engineer recommendations. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

Approval of March 2, 2021 Notes

On motion by Mr. Fenley, seconded by Mr. Eby, the March 2, 2021 notes were accepted with no changes.

Adjournment

On motion by Ms. McAnally, seconded by Mr. Fenley, with no additional discussion, the hearing adjourned at 7:52p.m.

Respectfully submitted,

Marianne Morano
Asst. Zoning Officer