

**Notes of Meeting  
East Rockhill Township Zoning Hearing Board  
April 21, 2021**

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on April 21, 2021 virtually via a Zoom platform. The hearing was continued from an August 31, 2020, September 29, 2020, October 7, 2020, November 19, 2020, January 5, 2021, February 1, 2021 and March 2, 2021 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 Knueppel  
Richard Howard, Esq., Attorney for Edgar and Alice Powell

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.

**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 which was closed March 2, 2021.

1. The Applicant's appeal from the Notice of Violation dated November 1, 2019 concerning the expansion of the F23 - Inn Use to the properties located at 1086 and 1090 Old Bethlehem Road is Denied and the violation is upheld.
2. The Applicant's appeal from the Notice of Violation dated November 1, 2019 concerning the B8 -Rooming or Boarding House Use is upheld due to a lack of evidence that the use at 1086 and 1090 Old Bethlehem Road constitutes a B8 Rooming or Boarding House Use.
3. The Applicant's request to recognize the short-term rental use of 1086 and 1090 Old Bethlehem Road as a nonconforming use is Denied as the Zoning Ordinance

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

**Approval of April 12, 2021 Notes**

The April 12, 2021 notes were accepted with no changes.

**Adjournment**

With no further business, the meeting adjourned.

Respectfully submitted on behalf of,

Steve Baluh  
Zoning Officer