

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**July 24, 2023**

The East Rockhill Township Zoning Hearing Board was held at 7:30 p.m. on July 24, 2023 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasio, Pennsylvania.

Present: Dave Chlebda, Zoning Hearing Board  
Arlo Eby, Zoning Hearing Board  
Patricia McAnally, Zoning Hearing Board  
Scott MacNair, esq. Zoning Hearing Solicitor  
Marianne Morano, Zoning Officer  
Matthew T. Hovey, Esq., Applicant Representative

Members of the public and press were present.

The Zoning Hearing Board public hearing was convened at 7:30p.m. by Mr. Chlebda.

**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.

**Business**

**23-18: Renew Bible Church – 1600 N. 5<sup>th</sup> Street, Perkasio** Consider the application of David H. Artman of Renew Bible Church concerning a property located at 1600 N. Fifth Street, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-014-004. This property is located in the C-E Cultural-Education Zoning District. The property currently contains the Renew Bible Church, which was formerly known as First Baptist Church of Perkasio. The Applicant is proposing to expand the main building and the hillside building by constructing additions totaling 10,364 square feet. In addition, the Applicant is proposing to expand parking areas and provide other associated site improvements. To install the proposed improvements, the Applicant is seeking the following variances: (1) from Section 27-304.C1.c and/or Section 2103.a. to add 172 parking spaces and (2) from Section 27-1102.b to permit an impervious surface percentage of 32.41% where 30% is the maximum allowed.

Party Status requests received and approved:

- John Fenley of 1611 N. Fifth Street, Perkasio
- Kathleen Hart of 696 W. Schwenkmill Road, Perkasio
- Greg Hart of 696 W. Schwenkmill Road, Perkasio
- Nancy Croll of 694 W. Schwenkmill Road, Perkasio
- Robert Godshall of 698 W. Schwenkmill Road, Perkasio
- George Hawthorne of 690 W. Schwenkmill Road, Perkasio
- Sandra Hawthorne of 690 W. Schwenkmill Road, Perkasio
- James Yoder of 692 W. Schwenkmill Road, Perkasio
- Shirley Yoder of 692 W. Schwenkmill Road, Perkasio
- Robert Jones of 217E W. Schwenkmill Road, Perkasio

Testimony:

- David Artman, VanCleaf Engineering and Deacon
- Scott Mease, P.E., Mease Engineering
- Gregory Landis, Program Project Director

**On motion** by Mr. Chlebda, seconded by Ms. McAnally, to grant the applicant approval for a variance from Section 27-304.C.C1.c and/or Section 2103.a to add 172 parking spaces and from Section 27-1102.b to permit an impervious surface percentage of 32.41% where 30% is the maximum allowed, conditioned on apply for and obtain land development approval; comply with Stormwater Management Ordinance and obtain a National Pollutant Discharge Elimination System permit from the Pennsylvania Department of Environmental Protection; install parking lot lighting so it is shielded and directed downward; reduce parking lot lighting per exhibits introduced; utilize and maintain pervious paving per submitted plan; install an evergreen buffer to the satisfaction of the Township Engineer between Hawthorne property and sheds located on the northeastern side of the Applicant's Property; turn off general parking lot lights, except for security lighting, at 10:30 p.m. except for special events; and compliance with all testimony and exhibits. 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 May 22, 2023 Notes**

**On motion** by Mr. Chlebda, seconded by Mr. Eby, the May 22, 2023 notes were accepted with no changes.

**Adjournment**

The hearing adjourned at 11:03p.m.

Respectfully submitted,

Marianne Hart Morano  
Township Manager / Zoning Officer