

**Minutes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**September 21, 2017**

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on June 12, 2017 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: David Chlebda, Chairperson  
Kathleen Hart, Member  
John Fenley, Alternate Member  
Scott MacNair, Zoning Hearing Solicitor  
Marianne Morano, Township Manager and Zoning Officer

The Zoning Hearing Board public hearing was convened at 7:01p.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 Haines and Associates Court Reporting. Transcripts are stored for five years.

**Old Business**

17:03: Mehmanus Holdings, LLC – 1419 Ridge Road concerning property located within the RR, Rural Residential zoning district, located at 1419 Ridge Road, Perkasie, East Rockhill Township, Bucks County, PA, identified as TMP No. 12-9-202 (the “Property”). The Applicant is proposing to construct a 2,000 square foot addition to an existing veterinary office and expand the parking areas. Applicant seeks a variance from Section 602.b of the East Rockhill Township Zoning Ordinance to permit an impervious surface percentage of 24.81% where 20% is permitted. In addition, the Applicant seeks a variance from Section 1905 of the Zoning Ordinance to provide relief from the buffer yard requirements and Section 304-E2.c. to allow for 29 parking spaces where 38 spaces are required.

John Iannozzi, Esq., HRMML, Todd Myers, Cowan Associates, Elizabeth Mehaffey, Jennifer McManus were present.

Jim Weikel, 1427 Ridge Road requested party status.

**On motion** by Mr. Chlebda, seconded by Ms. Hart the executed decision was presented. All present voted in favor.

1. Applicant shall install buffer plantings in accordance with the Plans prepared by Cowan Associates, Inc. dated August 3, 2017, last revised September 19, 2017 and admitted as Tab 1 of Exhibit A-1. Said plantings shall be installed to the satisfaction of the Township Engineer.
2. Impervious surface for the Property shall not exceed 25%.
3. Applicant shall comply with the East Rockhill Township Stormwater Management Ordinance.
4. Applicant shall never staff the facility such that in excess of 29 parking spaces are required pursuant to Section 304-E2.c. of the Zoning Ordinance.
5. Development of the Property shall be in strict compliance with the Plans and evidence presented to the Zoning Hearing Board.
6. Applicant shall obtain Land Development approval for the Property from the East Rockhill Township Board of Supervisors.

**Approval of June 12, 2017 Minutes**

June 12, 2017 minutes were accepted with no changes.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 8:50p.m.

Respectfully submitted,

Marianne Morano  
Township Manager