

Minutes of Meeting
East Rockhill Township Zoning Hearing Board
January 17, 2018

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on January 17, 2018 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: David Chlebda
David Watt
Kathleen Hart
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Township Manager and Zoning Officer

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

Reorganization

Mr. Chlebda turned the meeting over to Zoning Hearing Solicitor Scott MacNair to act as Temporary Chair. Mr. MacNair asked if there were nominations for a Chairperson.

On motion by Mr. Watt, seconded by Ms. Hart, to appoint David Chlebda as the Zoning Hearing Board Chairperson, David Watt as the Zoning Hearing Board Vice-Chairperson and Kathleen Hart as the Zoning Hearing member. With no additional discussion, all present voted in favor.

Mr. MacNair turned the meeting over to Mr. Chlebda.

On motion by Mr. Watt, seconded by Ms. Hart, to appoint Scott MacNair, Esquire Clemons, Richter & Reiss as the Zoning Hearing Board Solicitor. 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 Haines and Associates Court Reporting. Transcripts are stored for five years.

New Business

18-01: Faith Baptist Church – 700 North Main Street concerning a property located at 700 N. Main Street, Sellersville, East Rockhill Township, also known as Tax Map Parcel Number 12-18-2. This property is located in the R1, Residential zoning district. The Applicant is requesting a variance from §27-304.I3.b.(1) of the Zoning Ordinance which limits the maximum potential time period for a permit by right for a temporary structure, I3 use to 12 months. The Applicant is seeking to extend the permitted time for modular classroom units.

Ed Robison and Wally Alderfer were present.

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

1. The applicable permits for the three temporary modular structures may be extended for five (5) additional one (1) year periods provided that the structures pass applicable zoning, building code and all other relevant inspections conducted at least annually and as more frequently required as circumstances require by East Rockhill Township or the agency with jurisdiction.
2. The Applicant shall apply for land development approval and/or building permits for the proposed addition to the Faith Christian School by July 1, 2020.

3. The Applicant shall commence building the addition to the Faith Christian School sometime in the year 2021 and shall apply for and receive occupancy permits for the addition by the end of 2022.
4. The temporary modular structures shall be removed from the property prior to January 1, 2023
5. This decision does not waive any requirements of any other applicable East Rockhill Township Ordinance(s); and the proposed addition must meet all other applicable federal, state, county and East Rockhill Township regulations and codes.

18-02: Gregory Lowe – 1323 N. Ridge Road concerning a property located at 1323 N. Ridge Road, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-10-6. This property is located in the RR, Rural Residential zoning district. The Applicant is requesting variances from the following: (1) §27-304.A.A1.a(1) to allow the keeping of livestock on a 2.42 acre lot where 3 acres is required; (2) §27-304.A.A1.b to permit a fence 12' from the property lines where a 100' setback is required and (3) §27-300 to permit two principle uses on the property, those uses being a B1 detached dwelling use and an A1 general farming use.

Mr. and Mrs. Gregory Lowe were present.

Kenneth Crouthamel, 1315 N. Ridge Road, requested party status.

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

1. The Applicants shall possess a maximum of two goats.
2. The goats shall only be used in conjunction with therapy sessions for the Applicant's patients.
3. The goats shall not exceed 24 inches in height, measured at the shoulder.
4. The south, east and west sides of areas adjacent to the proposed fenced area shall be buffered with evergreens. The evergreens shall be a minimum five (5) feet in height.
5. The fenced area for the goats shall be a minimum of twenty-five (25) feet from all property lines.
6. The Applicants shall obtain an electrical permit to allow for the running of an electrical line to the fenced area for use with the heated water buckets.
7. The Applicant shall not illuminate the fenced area.
8. The Applicant shall supply the Township with a plot plan that satisfactory evidences that the Property contains at least three (3) parking spaces.
9. The height of the fence to be installed to house the goats shall be five (5) feet.
10. The only principal uses permitted on the Property, shall be the A1 – Livestock use for the two goats and the B1 – Single Family Dwelling Use. Applicant shall be permitted to continue the existing accessory home occupation use.
11. Any and all structures contained within the fenced area shall be less than five (5) feet in height and shall be located at least five (5) feet from the fence.
12. Applicant shall develop and supply a manure waste management plan that is satisfactory to the Township.

13. Applicant shall comply with the noise standards as listed at Section 1800 of the Township's Zoning Ordinance and with any other noise standards established for animal noise within the Township, i.e. barking dog standards.
14. The fenced area shall be forty feet by forty feet.
15. This decision does not waive any requirements of any other applicable East Rockhill Township Ordinance(s); and the proposed addition must meet all other applicable federal, state, county and East Rockhill Township regulations and codes.

Approval of September 21, 2017 Minutes

September 21, 2017 minutes were accepted with no changes.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:22p.m.

Respectfully submitted,

Marianne Morano
Township Manager