

Minutes of Meeting
East Rockhill Township Zoning Hearing Board
January 18, 2017

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on January 18, 2017 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 Mr. Chlebda.

Reorganization

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

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

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

On motion by Mr. Chlebda, seconded by Ms. Hart to skip the Zoning Hearing Board Secretary appointment. With no additional discussion, all present voted in favor.

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.

Old Business

Michael McGrory, 1501 W. Park Avenue continuation from November 29, 2016 regarding Tax Parcel No. 12-8-100-4. A property located within the R-1, Residential zoning district, the Applicant seeks variances from Section 27-800 and 27-801 to permit an F1, Commercial School and an F3, Retail Store at the property. Specifically, the Applicant seeks to lease space to a tenant who will conduct National Rifle Association training and who will also provide for sales of firearms. Mr. McGrory withdrew the F3 Retail Store use at the property.

New Business

17:01: James Burkey, 1037 Mountain View Drive regarding Tax Parcel No. 12-11-30-1. A property located within the RP, Resource Protection district, located at 1037 Mountain View Drive, Quakertown, East Rockhill Township, Bucks County, PA, the Applicant is appealing a Zoning Enforcement Notice that cites the Applicant with being in violation of Sections 401, 300 and 2202 of the East Rockhill Township Zoning Ordinance for operating an H5 contracting use in the RP zoning district, for having more than one principal use on the property and for failing to obtain a zoning permit for the contracting use. The Applicant seeks an interpretation of the Ordinance that the applicant's landscaping and excavating business is a home occupation and additionally seeks a variance from

Section 27-304.B10.b(6)(a) of the Zoning Ordinance to permit more than one business vehicle with loading capacities exceeding $\frac{3}{4}$ ton at the Property. Alternatively, Applicant seeks a variance from Section 400 and 401 to permit an H5, Contracting Use in the RP Zoning District and a variance from Section 300 to permit multiple principal uses on a single lot. The applicant was agreeable to continuing the hearing to February 2, 2017 7:00pm.

Other Business

There was none.

Adjournment

A motion was made and seconded and the meeting was adjourned at 10:16p.m.

Respectfully submitted,

Marianne Morano
Township Manager