

Notes of Meeting
East Rockhill Township Zoning Hearing Board
May 22, 2023

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on May 22, 2023 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, 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
Sean Livzey, esq. Applicant Representation

Members of the public and press were present.

The Zoning Hearing Board public hearing was convened at 6:59p.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. 5th Street, Perkasie Mr. MacNair announced a 60-day continuance dated May 22, 2023 has been received from the applicant and a new hearing date will be re-advertised with the applicant seeking amended relief from what was advertised in the legal notice.

On motion by Ms. McAnally, seconded by Mr. Eby, to accept applicant 60-day continuance correspondence dated May 22, 2023 as presented. With no additional discussion, all present voted in favor.

- Kathleen Hart, 696 W. Schwenkmill Road, asked if a signed petition could be submitted. Mr. MacNair reiterated the hearing was not taking place and evidence needs to be submitted at a Hearing.
- George Hawthorne, 608 Schwenkmill Road, stated he has police reports.

23-19: Shane Dam, 400 Branch Road, Perkasie to consider the application of Shane Dam concerning a property located at 400 Branch Road, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-013-008. This property is located in the C-O – Commercial Office Zoning District. The property is owned by Raymond A. Weidner. The Applicant is proposing to construct a 6,600 square foot addition to the existing building on the property and to use the building as an indoor athletic club. The Applicant is seeking the following variances: (1) a variance from Section 27-304.F15.b. of the East Rockhill Zoning Ordinance to allow for the minimum number of off-street parking spaces to be calculated based on total building capacity as opposed to gross floor area; (2) a variance from Section 27-1202.b to permit further encroachment into the front yard setback to install a 7' canopy over the front pathway to the building and (3) a variance from Section 27-1900.h., i. and d. to allow for disturbance of wetlands, wetland margin and woodlands in excess of the permitted amounts.

Party Status requests received and approved:

- John Greenwood, 182 Strawberry Lane
- Agnes Fechter, 112 Bramble Lane
- Vicki & Bob Sellers, 505 E. Callowhill Street

Testimony: Mr. Shane Dam and Mr. Larry Byrne P.E.

It was noted the variances for 27-1900.i and d are withdrawn as not needed, 12 outdoor storage would remain at a reduced size; the F15 Indoor Athletic Club is a use permitted by right in the C-O Commercial Office zoning district; an estimated 100 people a day with 25% of those under the driving age were projected; hours are Monday – Friday 5:00am to 9:00pm Saturday and Sunday 6:00am-6:00pm but they may be changed at a future date; 6,000 square feet of reduced impervious surface is proposed; and Township Ordinance requires 322 parking spaces based on square footage of building.

On motion by Mr. Chlebda, seconded by Ms. McAnally, to grant the applicant approval for a variance from 27-304.F15.b. parking; 27-304.F15.b. front yard setback and a variance is not required for 27-1900.h wetlands conditioned on installing a railing below edge of canopy in front yard; exterior lighting be shielded and in a downward manner 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 March 6, 2023 Notes

On motion by Mr. Chlebda, seconded by Ms. McAnally, the March 6, 2023 notes were accepted with no changes.

Adjournment

The hearing adjourned at 9:24p.m.

Respectfully submitted,

Marianne Morano
Zoning Officer