

Notes of Meeting
East Rockhill Township Zoning Hearing Board
March 2, 2021

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on March 2, 2021 virtually via a Zoom platform. The hearing was continued from an August 31, 2020, September 29, 2020, October 7, 2020, November 19, 2020, January 5, 2021, and February 1, 2021 hearing.

Present: Kathleen Hart, Zoning Hearing Board
John Fenley, Zoning Hearing Board
Arlo Eby, Zoning Hearing Board
Scott MacNair, Zoning Hearing Solicitor
Will Oetinger, Esq., Township Solicitor
Bill Benner, Esq., Applicant Representation
Thomas Panzer, Esq., Attorney for Jeffrey and Kelly Knueppel
Richard Howard, Esq., Attorney for Edgar and Alice Powell

The Zoning Hearing Board public hearing was convened at 7:15 p.m. by Mr. Fenley.

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.

Old Business

19-01: WEGBB – Glen Stevens – 1086 and 1090 Old Bethlehem Road, Perkasio to consider an appeal of WEGBB, LLC and Glenn Stevens from the Township's November 1, 2019 Enforcement Notices which alleged violations of the East Rockhill Zoning Ordinance for operating a B8 Rooming or Boarding House use and/or an extension of an F23 Inn use on the properties located at 1086 and 1090 Old Bethlehem Road, Perkasio, Pennsylvania and also known as Tax Map Parcel Numbers 12-11-052-006 and 12-011-052-003. The Applicant is also raising a substantive validity challenge to East Rockhill Township's Zoning Ordinance. The properties are located in the AP Agriculture Preservation Zoning District

Solicitor MacNair reviewed the status of the hearing.

Testimony: Mr. Jeffery Knueppel was called to testify by Mr. Panzer, Esq. His testimony was completed. Mr. Panzer advised that Kelly Knueppel will give public comment in-lieu-of testimony. Upon inquiry by Solicitor MacNair, Mr. and Mrs. Hall advised that they will offer public comment in-lieu-of testimony. It was determined that there were no other persons with party status to testify.

On rebuttal, Mr. Benner, Esq, called Glen Stevens. His rebuttal testimony was completed.

No additional testimony was received.

Solicitor MacNair called for public comment. Comments were received from Joanne Hopkins & Tom Stark, 1083 Old Bethlehem Rd.; Steven Hall, 1080 Old Bethlehem Rd.; and Kelly Knueppel, 2810 Creek Rd. Additionally, Mr. Howard, Esq, read a letter from Gunther Etzler, 2386 E. Rock Rd. Public comment was then closed.

Upon discussion by the Solicitor and parties, it was determined that there will be no oral closing arguments. Solicitor MacNair advised that any written briefs or memorandum desired to be submitted by the parties must be received in his office by April 5, 2021.

The hearing was continued to April 21, 2021 at 7:00 pm, to be held virtually; at which time a verbal decision may be issued by the ZHB.

Approval of February 1, 2021 Notes

On motion by Mr. Fenley, seconded by Mr. Eby, the February 1, 2021 notes were accepted with no changes.

Adjournment

On motion by Mr. Fenley , seconded by Mr. Eby, with no additional discussion, the hearing adjourned at 10:30p.m.

Respectfully submitted,

Steve Baluh
Zoning Officer