

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**February 24, 2025**

The East Rockhill Township Zoning Hearing Board was held at 7:00 PM on February 24, 2025 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasio, Pennsylvania.

Present:           John Fenley, Zoning Hearing Board  
                  Arlo Eby, Zoning Hearing Board  
                  Patricia McAnally, Zoning Hearing Board  
                  Scott MacNair, Zoning Hearing Solicitor  
                  Marianne Morano, Zoning Officer

The meeting was convened at 7:01 PM by Mr. Fenley.

**Reorganization**

**On motion** by Ms. McAnally, seconded by Mr. Eby, to nominate John Fenley as the Zoning Hearing Board Temporary Chairperson. With no additional discussion, all present voted in favor.

**On motion** by Ms. McAnally, seconded by Mr. Eby, to nominate John Fenley as the Zoning Hearing Board Chairperson. With no additional discussion, all present voted in favor.

**On motion** by Mr. Fenley, seconded by Ms. McAnally, to nominate Arlo Eby as the Zoning Hearing Board Vice-Chairperson. With no additional discussion, all present voted in favor.

**On motion** by Mr. Fenley, seconded by Mr. Eby, to appoint the law firm of 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 hearing was taken and will provide a record of the proceedings. A request can be made to jagregor2025@gmail.com. Transcripts are stored for five years.

**New Business**

**25-01: Jessica Clearie, Mountain View Drive** to consider the Application of Jessica Clearie, concerning a property located on Mountain View Road, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-11-19-007. This property is located in the RR, Rural Residential zoning district. The Application requests a variance from §27-1900.d. of the Zoning Ordinance to permit woodlands disturbance to exceed the maximum 20% permitted based on the construction of a single-family dwelling.

Party Status requests received and approved: no public was present.

Mr. Todd Myers P.E. and Ms. Jessica Clearie provided testimony. Testimony was concluded.

**On motion** by Mr. Fenley, seconded by Mr. Eby, to grant a variance from section 27-1900.d to allow 26.8% woodland disturbance where 20% is required contingent on providing satisfactory documentation from Heritage Conservancy approving the single family dwelling; Township Engineer inspection of the Property to verify woodland compliance; and compliance with all testimony and exhibits. With no additional discussion, all present voted in favor.

**Approval of July 30, 2024 Notes:**

**On motion** by Mr. Fenley, seconded by Ms. McAnally, the July 30, 2024 notes were accepted with no changes. With no additional discussion, all present voted in favor.

**Adjournment**

**On motion** by Mr. Fenley, seconded by Mr. Eby, with no further discussion, the hearing adjourned at 7:53 PM.

Respectfully submitted,

*Marianne Hart-Morano*

Marianne Hart Morano  
Township Manager / Zoning Officer