

Meeting Minutes
East Rockhill Township Zoning Hearing Board
June 16, 2025

The East Rockhill Township Zoning Hearing Board was held at 7:00 PM on June 16, 2025 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, 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 7:12 PM by Mr. Fenley.

Stenographic Record: A stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to Nancy Hoffert at 484-866-6172. Transcripts are stored for five years.

Business:

25-02: Aaron and Jeanette Harris, 5284 Clymer Road to consider the application of Aaron and Jeanette Harris concerning a property located at 5284 Clymer Road, Quakertown, East Rockhill Township, also known as Tax Map Parcel Number 12-011-016-002. This property is located in the RP – Resource Protection Zoning District. The Applicant is proposing to construct an accessory garage on the property and is seeking a variance from Section 27-304.B1.b of the East Rockhill Township Zoning Ordinance to build the garage within the thirty (30) foot side yard setback on the east side of the property to the rear of the existing dwelling. The proposed setback is 22.2' from the side lot line.

Party Status requests received and approved: There was none.

Mr. Todd Myers P.E.; Mr. Aaron Harris and Mrs. Jeanette Harris provided testimony. Testimony was concluded.

Public Comment:

- Joe Juretus, 3491 Sterner Mill Road, asked if there would be electric and what the use of the accessory building would be. Mr. Harris stated, yes electric is proposed and it is for residential storage use only.

On motion by Mr. Fenley, seconded by Mrs. McAnally, to grant a variance from section 27-304.B1.b to allow 22.2 feet side yard setback where 30 feet is required contingent on permit submission of proposed garage as depicted in the exhibit, impervious surface limit calculations be provided which shall not exceed requirements; any exterior lighting must be directed downward and not go off the property; setbacks of the propone tank to the proposed accessory building be in compliance with regulations; the building shall be restricted to no commercial activity and compliance with all testimony and exhibits. With no additional discussion, the motion passed 2-1 with Mr. Eby voting in opposition.

Approval of February 24, 2025 Minutes:

On motion by Mr. Fenley, seconded by Mr. Eby, the February 24, 2025 notes were accepted with no changes. With no additional discussion, all present voted in favor.

Adjournment

On motion by Mr. Fenley, seconded by Mrs. McAnally, with no further discussion, the hearing adjourned at 8:26 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager / Zoning Officer