

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

The East Rockhill Township Zoning Hearing Board was held at 7:00 PM on July 16, 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
 Dan Soliday, Zoning Hearing Board
 Scott MacNair, Zoning Hearing Solicitor
 Marianne Morano, Zoning Officer

The public hearing was convened at 7:00 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.

New Business

25-03: Mehmanus Holdings LLC – 1419 N. Ridge Road, Perkasio to consider the Application of Mehmanus Holdings, LLC concerning property located within the RR, Rural Residential zoning district, located at 1419 N. Ridge Road, Perkasio, East Rockhill Township, Bucks County, PA, identified as TMP No. 12-9-202. The Applicant is proposing to expand the parking area on the Property by adding 11 new spaces. Applicant seeks a variance from Section 602.b of the East Rockhill Township Zoning Ordinance and a modification to a prior Zoning Hearing Board decision to permit an impervious surface percentage of 28.4% where 20% is permitted by the ordinance and 25% was the maximum permitted by the prior decision. Applicant also seeks a variance from §27-1714 of the Zoning Ordinance to permit parking spaces to be partially located within the ultimate right-of-way.

Mr. Scott McMackin, P.E., Dr. Beth Mehaffey and Dr. Jen McManus were present.

Party Status requests received and approved:

- James Weikel, 1427 N. Ridge Road

Testimony: Dr. Beth Mehaffey and Dr. Jen McManus. Testimony was concluded.

Executive Session was held for deliberations. The Zoning Officer was not present.

On motion by Mr. Fenley, seconded by Mr. Soliday, to grant the variance from Section 27-602.b. to allow 28.4% of impervious surface where 25% is allowed by a prior Zoning Hearing Board decision and Section 1714 to permit parking spaces to be partially located within the ultimate right-of-way contingent on applicant shall utilize pervious pavement and or pervious pavers to the greatest extent possible; maintain the pervious pavement and/or pavers; compliance with East Rockhill Township Stormwater Management Ordinance; and comply 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.

25-04: Zimrick Group LLC – 2309 Ridge Road, Perkasio to consider the application of Zimrick Group, LLC concerning a property located at 2309 Ridge Road, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-009-265. This property is located in the RR, Rural Residential zoning district. The Applicant is requesting the following variances: (1) from §27-1900.d. of the Zoning Ordinance to allow greater than 20% woodland disturbance, (2) from §27-1900.c. to allow greater than 30% disturbance to steep slopes of 15% to 25% and (3) from §27-1900.c. to allow greater than 20% disturbance to steep slopes of 26% or steeper. These variances are requested in conjunction with construction of a single-family dwelling and driveway.

Mr. Nicolas Meter, Esq., Mr. Heath Machamer, HNT LLC, and Mr. Greg Emrick were present.

Party Status requests received and approved:

- Michael Barany, 2301 Ridge Road
- Earl Hendricks, 711 Route 313
- Victoria and Richard Ford, 2315 Ridge Road
- Jim Nietupski, 600 Route 313

A revised site plan was submitted to reduce the woodland disturbance to 43.3%.

Testimony: Mr. Heath Machamer, HNT LLC, and Mr. Greg Emrick. Testimony was concluded.

Executive Session was held for deliberations. The Zoning Officer was not present.

On motion by Mr. Fenley, seconded by Mr. Eby, to grant the variance from Section 27-1900.d. to allow greater than 20% woodland disturbance and Section 27-1900.c. to allow greater than 30% steep slope disturbance contingent on compliance with testimony of Heath Machamer and the exhibits presented at the hearing; replace trees on the Property to the satisfaction of the Township Engineer; shall not exceed 43.3% of woodlands; shall mark all property corners with permanent markers; supply written notice to neighboring property owners 7 days in advance of demolition of existing dwelling and comply 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 June 16, 2025 Minutes

On motion by Mr. Fenley, seconded by Mr. Eby, the June 16, 2025 notes were accepted with no changes.

Adjournment

On motion by Mr. Fenley, seconded by Mr. Eby, with no further discussion, the hearing adjourned at 9:44 PM.

Respectfully submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager / Zoning Officer