

Meeting Minutes
East Rockhill Township Zoning Hearing Board
September 30, 2025

The East Rockhill Township Zoning Hearing Board was held at 7:00 PM on September 30, 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 Hart Morano, Zoning Officer

The public hearing was convened at 7:01 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

25:05: Blackstone Building Group, 1635 N. 5th Street to consider application of Blackstone Building Group and Jill Rafine concerning properties located at 1635 North Fifth Street, Perkasio, East Rockhill Township, also known as Tax Map Parcel Numbers 12-014-030-001-006 and 12-014-030-001-005. The properties are located in the RR, Rural Residential zoning district. The Applicant is requesting a special exception pursuant to §27-2103 of the Zoning Ordinance to expand the nonconforming dental practice use on the upper floor by constructing an addition to the existing building.

Mr. Trae Anderson, Blackstone Architecture, and Mr. Divyesh Dhanan Penridge Family Dentistry, were present.

Party Status requests received and approved: There was none.

Testimony: Mr. Trae Anderson. 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 a special exception conditioned on compliance with all Township ordinances, including but not limited to, the Township's Stormwater Management Ordinance; any lighting on the Property be shielded and directed in a downward direction 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.

25:06: Tabor Road LLC, 401 E. Callowhill Road to consider the application of Tabor Rd LLC concerning properties located at 401 E. Callowhill Street, Perkasio, PA also known as Tax Map Parcel Numbers 12-13-8-1 and 12-13-8-2. The properties are located in the CO – Commercial Office zoning district. The Applicant

is seeking a variance from §27-1705 and 1709.a to permit an 8' high deer fence within the setbacks for the property.

Mr. Mr. Joe Koenig, Mrs. Laura Koenig, Mr. John Koenig, Mrs. Bethany Koenig were present.

Party Status requests received and approved: There was none.

Testimony: Mr. Joe Koenig. Testimony was concluded.

Public Comment:

- Mr. Mason Chant, 500 Branch Road, stated his support for the application.

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

On motion Mrs. McAnally, seconded by Mr. Fenley, to grant variance request from §27-1705 and §1709.a to permit an eight feet high deer fence conditioned on 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 July 16, 2025 Minutes

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

Adjournment

The hearing adjourned at 8:04 PM.

Respectfully submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager / Zoning Officer