

**Richland Township
Zoning Hearing Board
January 25, 2018
Minutes**

Zoning Hearing Board Members Present:

Thomas Steinfort
Todd Koch
Emery Ashton

Zoning Hearing Board Solicitor Present:

John Kerdock, Brown, Kerdock & Lynch

Zoning Hearing Board Stenographer Present:

Catherine Meredith, Blum Moore Reporting

Richland Township Representative:

Richard Brittingham, Zoning Officer

Approval of November 30, 2017 Minutes – Mr. Koch made a motion to approve the Zoning Hearing Board minutes. Mr. Ashton seconded the motion. Vote: All in favor “aye”. Motion carried unanimously.

Reorganization

Mr. Steinfort nominated Emery Ashton as Temporary Chairman. Mr. Koch seconded the motion.

Mr. Koch nominated Thomas Steinfort as Chairman. Mr. Ashton seconded the motion.

Mr. Steinfort nominated Todd Koch as Vice Chairman. Mr. Ashton seconded the motion.

Mr. Steinfort nominated Emery Ashton as Secretary. Mr. Koch seconded the motion.

Mr. Koch made a motion to nominate John Kerdock of Brown, Kerdock & Lynch as the Zoning Hearing Board Solicitor. Mr. Steinfort seconded the motion.

The Zoning Hearing Board voted “aye” unanimously on the above referenced motions for the positions for the 2018 Reorganization meeting.

Applicant – MRP Quakertown, LLC, 120 W. Pumping Station Road, Tax Map Parcel No. 36-005-124, 50 W. Pumping Station Road, Tax Map Parcel No. 36-005-125, and 108 W. Pumping Station Road, Tax Map Parcel No. 36-005-125-001, (PI) Planned Industrial Zoning District.

The applicant is seeking the following variances for the development of two (2) buildings. Lot 1 – 114,400 sq. ft. building and Lot 2 – a 145,800 sq. ft. building for a G1 Manufacturing Use and a G3 Warehouse Use.

1. A variance from 27-912 (1)(A); to allow three (3) freestanding signs on Lot No. 1 – a business identification sign totaling 65 square feet, an employee visitor directional sign totaling 20 square feet and a shipping and receiving directional sign totaling 20 square feet.
2. A variance from 27-912 (1)(A); to allow two (2) freestanding signs on Lot No. 2 – a shipping and receiving directional sign totaling 20 square feet and an employee and visitor directional sign of 20 square feet.
3. A variance from 27-516 (2)(C); to allow the proposed signs to be located within the 50 foot buffer yard on Lot 1 and within the 100 foot buffer yard on Lot 2.
4. A variance from 27-513 Area and Dimensional Requirements; to allow the proposed buildings to exceed the maximum height of 35 feet. The applicant is proposing to construct a building one building at a height of 41 feet and the second building at a height of 42 feet.

The Zoning Hearing voted 3 – 0 to grant the requested variances. Mr. Ashton made a motion to approve all of the requested variances. Mr. Koch seconded the motion. Vote: All in favor “aye”. Motion carried unanimously.

Respectfully submitted,

Richard Brittingham
Zoning Officer