

**Lower Heidelberg Township  
Zoning Hearing Board (ZHB)  
Minutes of the Meeting and One Hearing**

Date: November 21<sup>st</sup>, 2024

Location: Lower Heidelberg Township Municipal Building

Members of the Zoning Hearing Board in Attendance:

Chairman David Kurtz  
Secretary Christopher Yoch

Others in Attendance:

ZHB Solicitor Thomas Rothermel  
Zoning Officer Glenn Bertolet  
Township Manager Brian Cole  
Township Supervisor Chip Bilger  
Court Reporter Mary Ellen Valent

Chairman Kurtz called the meeting to order at 1859, led the pledge of allegiance, and announced quorum was present to conduct business.

**Hearing RE: Variance Application by  
St. John's (Hain's) UCC**

**ADDRESS:                   591 N. Church Rd.  
                                  Wernersville, PA 19608**

Chairman Kurtz called the hearing to order at 1859, and Solicitor Rothermel explained the purpose of the hearing. The hearing of the case is in reference to proposed addition of an electronic messaging sign located on the property of 591 N. Church Rd. Wernersville, PA 19565.

Please note that Vice Chairman Bob Melson has recused himself for this hearing.

All individuals present for the hearing were asked to sign in on a form provided. That form is incorporated by reference as part of the record.

At 1902, Solicitor Rothermel read into the record the list of Exhibits, and identified each by number.

At 1903, Solicitor Rothermel asked William F. Roberts, Esq. to begin presenting the case.

At 1907, Joan Fessler- President of Consistory was sworn in.

Joan Fessler is the applicant submitting on behalf of the church located at 591 N. Church Rd. She testified as to the basis for variance relief under the Southwestern Berks County Zoning Ordinance of 2009 relating to seeking variance relief under 902.4 to allow installation of an electronic LED messaging board per section 516.1.a., and relief under Section 516.1.f. relating to the prescribed 10 foot height limitation of a sign.

At 1933, Pastor Mark Johnson was sworn in to provide additional testimony pertaining to the installation of the electronic sign.

At 1939, Mark Feener- Horst Signs was sworn in to provide testimony regarding the specifications and characteristics of the proposed signage.

At 1953, Tiffany Hannah- Watchfire was sworn in to provide testimony describing sign lighting data/case study to support the electronic sign and its affects on the surrounding area relating to lighting.

The proposed electronic sign is to replace the current sign located on the property. The electronic sign is to be 11ft. 8 in. wide by 14ft. 3in. in height and is to be located on the west side of the property along N. Church Rd.

The full record in this matter was transcribed by CRS, Inc.

At 2006, Chairman Kurtz recessed the proceedings in order for the ZHB members to deliberate.

## **Decision on Hearing**

At 2010, ZHB members returned from deliberations, and Chairman Kurtz resumed the public hearing. On motion by Secretary Yoch, seconded by Chairman Kurtz, the ZHB unanimously APPROVED the variance requested with conditions as outlined in the ordinance.

Solicitor Rothermel informed the parties that a written Decision would be circulated within 45 days. The parties were further informed of their right to file an appeal within 30 days of the date of the written Decision.

At 2011, on motion by Chairman Kurtz, seconded by Secretary Yoch, the ZHB members voted unanimously to adjourn the hearing.

Submitted for review and ZHB approval: Christopher Yoch- Secretary