

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

Date: 11/19/25

Location: Lower Heidelberg Township Municipal Building

Members of the Zoning Hearing Board in Attendance:

Chairman David Kurtz
Vice Chairman Robert Melson
Secretary Christopher Yoch

Others in Attendance:

ZHB Solicitor Thomas Rothermel
Assistant Zoning/Assistant Codes Officer Glenn Bertolet
Court Reporter Denise Donlin
Township Manager Brian Cole
Chris Savage- GSG Landscaping

Chairman Kurtz called the meeting to order at 18:00, led the pledge of allegiance, and announced quorum was present to conduct business.

On Motion by Vice Chairman Melson , seconded by Secretary Yoch the ZHB members approved the minutes of the meetings and hearings held on May 28th, 2025 by majority vote.

Hearing RE: Variance Application by

Keith & Sarah Chisholm

ADDRESS:

**2 Carmina Dr.
Sinking Spring, PA 19608**

Chairman Kurtz called the hearing to order at 18:01, and Solicitor Rothermel explained the purpose of the hearing. The hearing of the case is

in reference to an addition on a pool, patio and accessory structure encroaching on the rear and front yard setback ordinance requirements. Mr. Keith Chisholm was present for the hearing, represented by counsel, Nicole Plank, Esquire.

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.

Mr. and Mrs. Peter Schuchman, Jr., and Ms. Elizabeth Bortz, were afforded party status as adjoining neighbors.

At 18:04, Solicitor Rothermel read into the record the list of exhibits, and identified each by number.

At 18:06, Solicitor Rothermel asked Mr. Keith Chisholm to be sworn in and present his case.

Keith Chisholm is the applicant and legal owner of the property at 2 Carmina Dr. He testified as to the bases for appeal of zoning permit denial and that he sought variance relief under the Southwestern Berks County Zoning Ordinance of 2009 relating to certain non-conforming improvement to the pool, patio and accessory structure at 2 Carmina Dr. Sinking Spring, PA 19608.

Chris Savage from GSG Landscaping testified on the applicants behalf on specifics of the design for the proposed project.

The entire project consists of about 1,000 square feet addition to the back yard.

During the course of the hearing, individuals who were granted party status participated in an amicable dialog with the applicant concerning details of the project.

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

At 18:57, Chairman Kurtz recessed the proceedings in order for the ZHB members to deliberate.

Decision on Hearing

At 19:16, ZHB members returned from deliberations, and Chairman Kurtz resumed the public hearing. On motion by Vice Chairman Melson, seconded by Chairman Kurtz the ZHB unanimously APPROVED the variances with conditions as outlined in the full transcript of the hearing and confirmed in the Decision.

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.

Hearing RE: Variance Application by Opoku Archampong and Leah Ahoya

ADDRESS:

**130 Connecticut Ave.
Sinking Spring, PA 19608**

At 19:19, a hearing was convened with respect to an Application of Mr. Archampong and Ms. Ahoya seeking variance relief at their property located at 130 Connecticut Ave. On motion of Chairman Kurtz, seconded by Secretary Yoch, the ZHB members voted to continue the hearing on this Application to a later date.

At 19:20, on motion by Secretary Yoch, seconded by Vice Chairman Melson, the ZHB members voted unanimously to adjourn the meeting/hearing.

Submitted for review and ZHB approval: Christopher Yoch- Secretary