MONTGOMERY TOWNSHIP ZONING HEARING BOARD

Official Meeting Minutes

Under the PA Sunshine Act (65 Pa.C.S. §§ 701-716) and the PA Municipalities Planning Code (MPC), these minutes are legally required to record administrative actions, votes, and procedural metrics. They serve as the administrative anchor, supplementing the verbatim transcript captured independently by the Court Reporter.

Meeting Date: August 5, 2026	**Time Called to Order:** 6:30 PM
Meeting Location: Montgomery Township Municipal Building 1001 Stump Road, Montgomeryville, PA 18936	**Time Adjourned:** 8:25 PM

1. Attendance & Roll Call

Board Members Present: ☐ Deb Grasso ☒ Michael Lyon ☒ John Frazzette

☒ Kathleen Karatas (Alt) ☒ L. Vincent Roth III (Alt)

Board Staff & Professionals Present: ☒ Mary Kay Kelm, ZHB Solicitor

☒ Jesse Hill, Zoning Officer ☒ Amy Gehman, Assistant Zoning Officer

☒ Michelle K. Tormey, Court Reporter (Verbatim stenographic transcript independently recorded)

2. Pledge of Allegiance & Announcements

- The Pledge of Allegiance was recited.
- **Announcements:** None

3. Approval of Prior Minutes

Motion: A motion was made by _____and seconded by _____to approve the meeting minutes from the prior Zoning Hearing Board meeting dated _____.

Vote: ☐ Unanimous Approval | ☐ Approved _____(Record names of dissenting or abstaining members).

4. Public Comment (Non-Agenda Items) None

5. Official Public Hearings & Applications

Application Number: 26060017 **Applicant:** Jeana & George Schutte	**Application Type:** ☒ Variance ☐ Special Exception ☐ Appeal of Det.
Subject Property Address: 109 Cove Circle	**Tax Parcel ID:** 46-00-00664-29-9
Relief Requested: Dimensional variance to allow a privacy screen to exceed the height limitation listed in 230-148.B.2.b	

Procedural Benchmarks & Record Entries:

- **Party Status Requests:** The following individuals requested and were granted Party Status: Dave DiPasqua Esq. on behalf of Paul & Katherine Staudt who live at 107 Cove Circle .
- **Exhibits Entered:** ☐ Township Exhibit Roster ☒ Applicant Exhibit Roster ☐ Objector Exhibits
- **Continuance Notes:** ☒ Case fully heard tonight ☐ Continued by request to Date: _____

Official Board Action / Motion:

Motion Text: A motion was made by Michael Lyon and seconded by L. Vincent Roth III to:

☐ **GRANT** the requested relief standard / with conditions.
☒ **DENY** the requested application relief.

Explicit Conditions (if applicable):

_____

_____

_____

Roll Call Vote Breakdown:

Michael Lyon: ☒ Aye ☐ Nay ☐ Abstain
John Frazzette: ☐ Aye ☒ Nay ☐ Abstain
L. Vincent Roth III (Alt): ☒ Aye ☐ Nay ☐ Abstain

Application Number: 26070018 **Applicant:** Scott & Patricia Van Orden	**Application Type:** ☒ Variance ☐ Special Exception ☐ Appeal of Det.
Subject Property Address: 142 Canterbury Lane	**Tax Parcel ID:** 46-00-00542-72-6
Relief Requested: Dimensional variance to allow a 2-foot encroachment into the front yard setback listed in 230-46	

Procedural Benchmarks & Record Entries:

- **Party Status Requests:** The following individuals requested and were granted Party Status: _____.
- **Exhibits Entered:** ☐ Township Exhibit Roster ☒ Applicant Exhibit Roster ☐ Objector Exhibits
- **Continuance Notes:** ☒ Case fully heard tonight ☐ Continued by request to Date: _____

Official Board Action / Motion:

Motion Text: A motion was made by Michael Lyon and seconded by L. Vincent Roth III to:

☒ **GRANT** the requested relief standard / with conditions.
☐ **DENY** the requested application relief.

Explicit Conditions (if applicable):

_____

_____

Roll Call Vote Breakdown:

Michael Lyon: ☒ Aye ☐ Nay ☐ Abstain
John Frazzette: ☒ Aye ☐ Nay ☐ Abstain
L. Vincent Roth III (Alt): ☒ Aye ☐ Nay ☐ Abstain

6. Old / New Business & Adjournment

Other Administrative Business:

Adjournment Motion: Made by Michael Lyons, seconded by _____. Voice vote: ☒ Unanimous.

Minutes Submitted By:

Jesse Hill	**8/5/2026**
Board Secretary / Recording Officer	Date