

Manheim Township Zoning Hearing Board Minutes
Monday, April 1, 2013
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Present
Gregory Strausser	Present
Jennifer Luciani	Absent

Chairman David Wood called the Zoning Hearing Board meeting to order, explained the Zoning Hearing Board meeting process and announced the agenda.

Valleybrook Estates Condominium Association
900 Valleybrook Drive, R-3

Case 13-11

Leo Rosenberger of Valleybrook and Ed Zielinski of Sign-A-Rama were sworn in for testimony.

Mr. Rosenberger explained the variance request to place a 67 square foot sign behind the pond along Oregon Pike.

Mr. Rosenberger stated that Valleybrook did have two signs in the past, lost one due to the sale of a property and the other north facing sign was removed because it was not adequate for identifying the property.

Mr. Zielinski described the proposed sign and distributed illustrations of sign.

There was discussion on the size of the proposed sign.

Mr. Rosenberger requested to amend the application to request an 82.5 square foot sign instead of the requested 67 square foot sign. The Board approved the amendment 5-0.

Mr. Trimble moved to approve a variance of Section 1805.2. Table 2 Part B to permit the erection of a sign larger than the 20 square foot sign area requirement, that size shall be no larger than 82.5 square feet as per the testimony presented here this evening. Mr. Hoover seconded the motion. The motion was approved 5-0.

Trustees of Stauffer Park C/O Fulton Bank
1201 Lititz Pike, B-4 and T-6 Urban Transition Overlay

Case 13-12

Attorney Michael Davis and Dennis Maurer of Fulton Bank were sworn in for testimony.

Mr. Davis explained the history of the property and the explained the request for a variance of required parking spaces on the property.

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Mr. Davis stated that PennDot is taking part of Cibo's property to widen the street right of way because of the Like Pike bridge project and therefore, removing 6 parking spaces from the property.

Dennis Maurer explained that the taking would reduce the parking space number to 23 down from the required 27 parking spaces. The existing parking spaces cannot be redesigned on the property.

There was discussion on two parking proposals, either to redesign the Stauffer Parking to accommodate Cibo's parking space loss or request a variance for a 4 parking space reduction. The concept plan of the Stauffer Park redesign was shown to the Board and discussed.

Mr. Trimble moved to approve a variance of 2002.5. to permit four (4) parking spaces less than the required number of parking spaces as per the testimony presented here this evening. Mr. Hoover seconded the motion. The motion was approved 5-0.

CB Richard Ellis C/O Ed Laboy

Case 13-13

2010 Fruitville Pike, B-4 and D-R Retrofit Zoning District

Matthew Chartrand of Bohler Engineering was sworn in for testimony.

Mr. Chartrand explained the property location and the location of existing improvements and explained the location of the proposed ATM and lighting standards on the property.

Mr. Chartrand explained that banks have certain lighting brightness standards that must be complied with for safety reasons. He then distributed copies of nationally recognized ATM lighting safety standards to the Board.

Mr. Chartrand reviewed the variances with the Zoning Hearing Board.

Mr. Strausser moved to approve a variance of Section 1405.2.G.5.e. to permit to permit the placement of light poles within the 20 foot perimeter buffer and a variance of Section 2506.3. to permit light emanating from a source to be 7.5 foot-candles in lieu of the required two (2) foot-candles at a three (3) foot height. Ms. Adams seconded the motion. The motion was approved 5-0.

Sean and Sarah Pfeiff

Case 13-14

2600 Fruitville Pike, R-1

Sean and Sara Pfeiff were sworn in for testimony.

Mr. Pfeiff explained that they are requesting a Special Exception for a one chair hair salon with one employee. He reviewed the submitted plans with the Board. Mr. Pfeiff stated that there will only be two vehicles at a time in the driveway and there will be no parking problems.

Mr. Pfeiff stated that they are selling their Lititz Pike property and will move to this property.

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Mr. Trimble moved to approve a Special Exception in accordance with Section 2110.4.M.3. to permit the operation of a single chair hair stylist business as a Major Home Occupation, the hours of operation to be 8:00 AM to 8:00 PM Monday through Saturday as per testimony presented. Ms. Adams seconded the motion. The motion was approved 5-0.

Manheim Pike Group

Case 13-15

1601 Manheim Pike, I-1 and D-R Overlay

Caroline Hoffer, Donna Deerin-Ward and Ben Stoltzfoos were sworn in for testimony.

Ms. Hoffer explained the property location and property history. Ms. Hoffer then explained the request for a special exception to locate a 1,500 square foot restaurant next to Men Warehouse on Manheim Pike and a variance for the number of parking spaces.

Ms. Hoffer stated that the board already approved a variance in the past for this property to allow clothing retail sales within 6,000 square feet of this 7,500 square foot building.

Ms. Ward explained the uses in the area and the proposed restaurant interior layout.

Ms. Hoffer reviewed the special exception criteria from the zoning ordinance with the Board.

Mr. Stoltzfoos, proposed owner of the restaurant, explained the operation and business hours of the proposed restaurant.

Mr. Strausser moved to approve a Special Exception in accordance with Section 1503.6. to permit the 1,500 square foot unit to be occupied by a restaurant; and a variance of Section 2002.5. to reduce the parking spaces required for the property by seven (7) spaces. Ms. Adams seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 8:17 PM. The next regularly scheduled meeting will be held on Monday, May 6, 2013 at 6:30 P.M.