

Manheim Township Zoning Hearing Board Minutes
Tuesday, September 3, 2013
6:30 P.M.

Attendance:

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

Chairman David Wood called the Zoning Hearing Board meeting to order, by explaining the Zoning Hearing Board meeting process and announcing the agenda.

Quattro Development

Case 13-28

1480 Harrisburg Pike, B-4 and D-R Retrofit Overlay

Thomas Matteson and Rob Walters were sworn in for testimony.

Mr. Matteson explained the request to allow the installation of a sanitary sewer line crossing underneath the creek and disturbing the riparian buffer and the wetlands buffer areas. Mr. Matteson stated that this sewer line would serve the new Quattro development and La-Z-Boy furniture business.

Mr. Matteson explained the variance regarding the disturbance of more than five (5) percent of the riparian buffer and discussed the route of the proposed sewer line with the Board.

Mr. Strausser moved to approve a variance of Manheim Township Zoning Ordinance section 2403.4.B.3.e and Code of Manheim Township section 510-196.D.2.c.2. to permit the proposed sanitary sewer line installation to disturb more than five (5) percent of the riparian buffer area; and a variance of Manheim Township Zoning Ordinance section 2403.5.B.4. and Code of Manheim Township section 510-196.E.2.d. to permit the proposed sanitary sewer line installation to disturb area within the thirty-five (35) foot wetlands buffer. Ms. Luciani seconded the motion. The motion was approved 5-0.

Charter Homes at Grandview Inc.

Case 13-29

Northeast Corner of Esbenshade Drive and Pleasure Road, R-3

Charles Courtney, Rob Bowman, Rob Derck, Eric Arcudi, John Briner, Phil Capp, Kathryn Ross, Craig Husted, Tom Novachek, Linda Webb, and Robert Hogg, were sworn in for testimony.

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Mr. Courtney explained the variance requests to reduce the front and rear building setback requirement for Phase I and Phase II of the Charter Homes Grandview development.

Mr. Courtney stated that Charter Homes noticed some design restraints when they started to plan and construct the dwellings in the Grandview development. He described the location of the development and the constraints of the property and lots. Charter Homes wanted to mirror the old Grandview development by using alleys which reduced the building envelop by twenty (20) feet.

Mr. Bowman explained that Charter Homes erred in designing the dwellings and wants to design front porches on the dwellings and make the front yard prominent to match the existing Grandview. The dwellings would not fit within the current required building envelop of the new Grandview. Mr. Bowman displayed examples of similar types of dwellings he wants to build in the development.

The comments of the neighbors voiced concerns regarding the design changes and variance requests and therefore, were opposed to the proposed changes and variance requests.

There was an executive session.

Neil Albert stated his opinion of the direction of the Board regarding a motion. Mr. Albert then read an alternative motion for the Board.

Mr. Albert requested a vote of the Board to allow this alternative motion to be presented. The Board voted unanimously to allow this alternative motion to go forward.

Mr. Trimble moved to approve the following: a fifteen (15) foot variance of section 806.2.B.3.d.i of the 1989-21 Manheim Township Zoning Ordinance to permit a minimum ten (10) foot front yard setback for single family detached dwellings for lots thirty-three (33) through forty-five (45) within the Charter Homes at Grandview subdivision; a five (5) foot variance of section 806.2.B.3.d.i of the 1989-21 Manheim Township Zoning Ordinance to permit a minimum front yard setback of twenty (20) feet for single family detached dwellings for all other lots within the Charter Homes at Grandview subdivision Phase I and Phase II; a ten (10) foot variance of section 806.2.B.3.d.iii. of the 1989-21 Manheim Township Zoning Ordinance to permit a minimum rear yard setback of twenty-five (25) feet for all other lots within the Charter Homes at Grandview Phase I and Phase II, as amended; denying the request for a ten (10) year time extension of time because it was not advertised. Ms. Adams seconded the motion. The motion was approved 5-0

The meeting was adjourned at 8:47 PM. The next regularly scheduled meeting will be held on Monday, October 7, 2013 at 6:30 P.M.