

Manheim Township Zoning Hearing Board Minutes
Wednesday, November 6, 2013
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Gregory Strausser	Absent
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.

Cynthia M. Herr

Case 13-32 and PLZHB13191

360 Blossom Hill Drive, R-1

Cynthia M. Herr and Richard Savicky were sworn in for testimony.

Ms. Herr explained her request regarding a special exception for a major home occupation to teach yoga and not exceeding six students in her home at a time. Ms. Herr described the proposed operation. Ms. Herr described her property referencing the submitted photographs.

Ms. Herr discussed the parking situation with the Board and possible widening the driveway. The Board discussed the special exception criteria with Ms. Herr. Ms. Herr stated that this proposed yoga classes will not impact the neighbors. Ms. Herr discussed the hours of operation was discussed with the Board.

Mr. Savicky raised concerns regarding parking, safety concerns regarding high traffic on Blossom Hill Drive and the hedge on the neighbor's property.

Mr. Trimble moved to approve a special exception to permit a home yoga studio as a major home occupation in accordance with Zoning Ordinance Sections 2110.4.M.4. and 2805.2. A & B and Code of Manheim Township Sections 510-166.D.13.d. and 510-253.B.1 & 2., with following conditions: hours of operation would be Monday through Wednesday 7:30 AM to 11:00 AM and 4:30PM to 8:00PM plus Thursday 6:30 AM to 11:00 AM and 4:30 PM to 8:00 PM; all clients must park in the driveway only and not in the street or area along the side of the street; as per all the testimony presented here this evening. Ms. Adams seconded the motion. The motion was approved 4-0.

Landis Valley Partners

Case 13-33 and PLZHB13192

2347 Oregon Pike, Suite 105, B-3 and D-C Corridor Overlay

Caroline Hoffer, Donna Deerin Ward, and David Marschka were sworn in for testimony.

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Ms. Hoffer explained the applicants request for a special exception to permit the retail sales of alcoholic beverages, a Pennsylvania Liqueur Control Board store. She also explained the property and referencing an aerial photograph.

Mr. Marschka explained the traffic pattern of the shopping center.

Ms. Hoffer reviewed the special exception criteria and the parking and the bulk and area regulations of the zoning ordinance with the Board.

Ms. Luciani moved to approve a special exception to permit the retail sales of alcoholic beverages pursuant to Manheim Township Zoning Ordinance Section 1303.4. and the Code of Manheim Township Section 510-68.D. Ms. Adams seconded the motion. The motion was approved 4-0.

Excentia

Case 13-34 and PLZHB13193

122 Roosevelt Blvd., R-3, T-4 Urban Neighborhood Overlay

Paul Knauer and Antonio Hernandez were sworn in for testimony.

Mr. Knauer explained the request for a variance to permit two required parking spaces within the front yard building setback. He explained that Excentia wants to renovate the garage to place an office for the supervisor. Ms. Knauer explained that this is the home of three handicap persons living in this home. The residents are helped by employees of Excentia. He explained the operation of this home.

The parking situation was discussed with the Board.

Mr. Hernandez commented that Excentia was there for three (3) years and is a good neighbor. He stated that four (4) cars and the Excentia bus park in the driveway. Mr. Hernandez is concerned with the parking changing.

Ms. Adams moved to approve a variance of the Manheim Township Zoning Ordinance Section 2005.4. and Code of Manheim Township Section 510-148.D. to permit two (2) required parking spaces within the required front yard to allow use of part of a one and one half (1 ½) car garage for office space. Ms. Luciani seconded the motion. The motion was approved 4-0

Charter Homes at Grandview, Inc.

Case 13-35 and PLZHB13194

1251 New Holland Pike, R-3, B-1 and Urban Neighborhood Overlay

Charles Courtney, Rob Derck, Greg Richardson, Brian Kopp, Michael Boomsman, John Hendrix, Karen Melchionni, Donna Sheehan, Herb Landis, Rebecca Kraft, Richard Bowser, and Eric Arcudi were sworn in for testimony.

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Mr. Courtney explained the location of the property where the proposed Grandview Center would be constructed. He reviewed and explained the variance requests regarding two points of connection for Grandview Center, the building length, separations of the proposed buildings and time extension.

Mr. Derck explained the site and its encumbrances referencing the site plan. He described the proposed Grandview Center plan. Mr. Derck also explained the need for the variances and displayed renderings of the proposed center showing the proposed appearance of the center.

Mr. Courtney reviewed the variances with the Board and explained the history of the project.

There was public comment from several neighbors and voiced the following concerns: traffic impact to old Grandview neighborhood, open space, Route 30 noise for proposed apartments, proposed right in-right out at Harrisburg Pike, do not want second entrance because of concerns for their children's safety, and stated that the property should not be developed.

Mr. Trimble made a motion. Quickly after the reading of this motion which included a denial of the second street connection variance request, Mr. Courtney requested to withdraw the variance regarding the second street connection. The Board approved the withdraw request 3-1 with Mr. Wood dissenting.

Mr. Trimble made a second motion to approve the following: a variance of Zoning Ordinance Section 1105.2.B.6. and Code of Manheim Township Section 510-56.B.2.f. to permit buildings greater than 150 feet in length to be constructed on the same lot; a variance of Zoning Ordinance Section 1105.2.B.5.d. and Code of Manheim Township Section 510-56.B.2.e.4. to permit less than fifty (50) feet of open space between buildings on the same lot; a variance from the time limitation from beginning and completing action authorized by variance as set forth in Section 510-256.A. so as to permit the proposed development to be commenced and completed within five (5) years after the date on which the land development plan for Grandview Center has been recorded, as per the testimony presented here this evening. Ms. Adams seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 9:30 PM. The next regularly scheduled meeting will be held on Monday, December 2, 2013 at 6:30 P.M.