

Manheim Township Zoning Hearing Board Minutes
Monday, May 5, 2014
6:30 P.M.

Attendance:

Helen Adams	Present
Jennifer Luciani	Present
David Wood	Absent
Gregory Strausser	Absent
James Bednarski	Absent
David Beyer	Present

Acting Chairperson Helen Adams requested a roll call and requested if anyone would like to speak during the hearings.

Neffsville Mennonite Church
106-112 Hillside Lane,

PLZHB14194

Solicitor Neil Albert announced that the Board has received an email from Mr. Grab on behalf of the Neffsville Mennonite Church to continue this case to the next meeting date of June 2, 2014.

Ms. Adams asked for a motion. Mr. Beyer moved to approve the continuance to the June 2014 meeting. Ms. Luciani seconded the motion. The motion was approved 3-0.

Rockview, LLC
481 Royer Drive, R-2 and PRD

PLZHB14174

Solicitor Neil Albert announced that a letter has been received to continue cases PLZHB14174 Rockview, LLC and PLZHB14175 Keystone Custom Homes to the next regularly scheduled Zoning Hearing Board meeting of Monday, June 2, 2014. Ms. Adams requested a motion. Ms. Luciani moved to continue this case to the June 2, 2014 Zoning Hearing Board meeting. Mr. Beyer seconded the motion. The motion was approved 3-0

Keystone Custom Homes
B14175
652 Warminster Lane, R-1

PLZH

Solicitor Neil Albert announced that a letter has been received to continue cases PLZHB14174 Rockview, LLC and PLZHB14175 Keystone Custom Homes to the next regularly scheduled Zoning Hearing Board meeting of Monday, June 2, 2014. Ms. Adams requested a motion. Ms. Luciani moved to continue this case to the June 2, 2014 Zoning Hearing Board meeting. Mr. Beyer seconded the motion. The motion was approved 3-0

Dereck Hench
1603 Butter Road, R-2

PLZHB14176

Dereck Hench and Hillary Mace was sworn in for testimony.

Mr. Hench explained that they are trying to request a variance for Hillary Mace's home occupation business for a catering company to reconstruct the oversized garage into a kitchen for the business. The home occupation area in the garage would be 754 square feet.

Ms. Mace explained that she will be living in the single family detached dwelling and using the proposed kitchen for prep work for the catering business.

Ms. Mace stated that Mr. Hench is Ms. Mace's business partner but he only provides financial stability, he will not be working in the business.

Ms. Mace explained the operation of the catering business.

There was a discussion regarding hours of operation, employees and parking.

Ms. Mace agreed to a condition of no employees for the home occupation.

Mr. Maurer stated that the special exception request is not needed because there will not be any employees working on site.

Mr. Beyer moved to approve to a variance of Section 510-166.D.3 to permit the use of a 754 square foot garage for preparation work for a catering company home occupation which exceeds the 400 square foot limit with a condition of no other employee work at this location other than Hillary Mace. Ms. Luciani seconded the motion. The motion was approved 3-0.

Steven Groff
2838 Long Farm Lane, R-2

PLZHB14195

Steven Groff and Megan Groff were sworn in for testimony

Mr. Groff explained that he demolished an existing retaining wall and fence and rebuilt a new retaining wall within six (6) inches of the side property line. Mr. Groff is requesting a variance to allow the constructed retaining wall to encroach within the required five (5) foot setback and a variance to allow a six (6) foot fence within in the front yard.

Mr. Groff further explained the history of the retaining wall project. Referencing a site plan, Mr. Groff also explained that he would like to place a six (6) foot solid fence into the front yard and described the location on the property. A letter from a neighbor was submitted in to testimony supporting this request.

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Mr. Beyer made a motion to approve a variance of Section 510-159.B. to permit a four (4) foot retaining wall constructed less than five (5) feet from the property line and to permit the fence beyond the front yard setback permitted to be six (6) foot high and solid, with a condition that this project be built in accordance with the architectural drawing submitted as part of the application. Ms. Luciani seconded the motion. The motion was approved 3-0.

Calebrese Good Architects, Inc
222 Eden Road, B-4 and D-R Retrofit Overlay

PLZHB14196

Keith Good was sworn in for testimony.

Mr. Good explained that Eden Resort is planning to install an alternative energy source on the property. The unit is twelve (12) feet tall and will be surrounded by a ten (10) foot fence to screen the unit. The unit will be placed up against the hotel building.

Mr. Good explained that he is requesting a variance for the height of the unit and a variance for the height of the fence.

Ms. Luciani moved to approve the installation of a CHP mechanical unit as an accessory use that is twelve (12) foot in height and a variance from Section 510-164.A. to allow the installation of a ten (10) foot fence to screen the CHP mechanical unit. Mr. Beyer seconded the motion. The motion was approved 3-0.

Gregory Feld
1507 Lititz Pike, B-4 and D-R Retrofit Overlay

PLZHB14197

Gregory Feld was sworn in for testimony.

Mr. Feld explained the project and stated the following: CVS Pharmacy has opened a new minute clinic at the Lititz Pike location and they are requesting additional signage on the property to advertise the minute clinic service. This clinic will provide basic medical care.

Referencing the site plans and elevation plans, Mr. Feld explained the proposed locations and square footages of the proposed signs.

There was a discussion regarding a prior case that was approved by the Zoning Hearing Board which permitted an increase of the total building signage to 266.58 square feet which exceeds the allowed zoning ordinance building square footage of 200 square feet. This request would raise the building square footage by 46.7 square feet.

Ms. Luciani moved to deny the request for a variance for additional building signs in excess of the maximum square footage allowed by Section 510-103 A & B, attachment 5, Table 2 Part A, totaling 46.77 additional square feet. Mr. Beyer seconded the motion. The motion was approved 3-0.

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The meeting was adjourned at 7:57 PM. The next regularly scheduled meeting will be held on Monday, June 2, 2014 at 6:30 P.M.

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