

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, June 2, 2014**  
**6:30 P.M.**

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Attendance:

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

Chairman David Wood requested a roll call, explain the Zoning Hearing Board meeting process and announced the agenda.

**Neffsville Mennonite Church** **PLZHB14194**  
**106-112 Hillside Lane,**

Mr. Wood announced that the Zoning Hearing Board received a request from Attorney Micheal Grab that the applicant has withdrawn this request.

**Rockview, LLC** **PLZHB14174**  
**481 Royer Drive, R-2 and PRD**

It was agreed to hear Rockview LLC, Case PLZHB14174, and Keystone Custom Homes, case PLZHB14175, together with one testimony.

Mrs. Lisa Douglas, Director of the Planning and Zoning Department, was sworn in for testimony.

Mrs. Douglas stated that there are other construction trailers in the Township that are being used for storing of construction supplies for the construction on the property.

Mrs. Douglas stated that a complaint was received regarding the trailer along Fruitville Pike and that is what started the investigation and the mailing of the Enforcement Notices.

Mrs. Douglas then explained the history of the placement of the construction trailers at 481 Royer Drive and 652 Warminster Drive and described that the primary use of these trailers is not construction trailers but rather as signs because of their placement they are inaccessible areas of dirt and mud on the properties.

Andy Bowman was sworn in for testimony.

Mr. Bowman distributed handouts of photographs of construction trailers throughout the Township and explained the trailers that were in compliance and the trailers not in compliance with the Manheim Township Zoning Ordinance.

Mr. Bowman explained the timeline of his investigation of the trailers and his findings.

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Mr. Bowman stated that he has experience in the construction industry and that he came to the conclusion that these trailers were not primarily being used for storing construction supplies but rather as signs.

Attorney Karin Corbett representing Rockview LLC and Keystone Custom Homes questioned Mrs. Lisa Douglas and Mr. Andy Bowman regarding their testimony.

Ms. Corbett submitted an exhibit of log charts showing dates and times when employees went in the trailers to retrieve items like heaters, propane tanks, salt, etc. Ms. Corbett questioned Micheal Cahill, Keystone Vice President of construction, regarding the log charts authenticity.

Neighbor David Marks explained that he complained about the trailer along Fruitville Pike. Ms. Douglas questioned him regarding his complaint

There was an executive meeting. Mr. Strausser moved to sustain the Enforcement Notice. Ms. Adams seconded the motion. The motion was approved 4-0.

**Keystone Custom Homes**

**PLZH**

**B14175**

**652 Warminster Lane, R-1**

This case was heard with the Rockview LLC case, please read above.

**Trustees of Stauffer Park**

**PLZHB14224**

**1241 Lititz Pike, B-4 & T-6 Urban Transition Overlay**

Mr. Grant Smith was sworn in for testimony.

Mr. Smith began by explaining that there are two variance requests, to allow a five (5) foot planting strip along Marshall Avenue in lieu of a ten (10) feet along the parking lot and to allow a five (5) foot walk within the screening area along the CIBO's building and lease line.

Referencing the site plans Mr. Grant explained the project of redesigning the Stauffer Park parking lot. Mr. Smith explained that the reason for this project is because PennDot is taking land from Stauffer Park for the widening of Marshall Avenue for the Lititz Pike Bridge project. Mr. Grant then stated that six (6) additional parking spaces will be added with this project and that CIBO's and Stauffer Park parking lots will be connected with an access drive.

Ms. Luciani made a motion to approve a variance of Section 510-215.B.1. to allow a five (5) foot planting strip along Marshall Avenue in lieu of a ten (10) foot width and a variance of Section 510-159.B. to permit a five (5) foot walkway within the screening area between Stauffer Park and CIBO's restaurant where the walkway is less than five (5) feet from the lease line. Mr. Beyer seconded the motion. The motion was approved 4-0.

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The meeting was adjourned at 9:25 PM. The next regularly scheduled meeting will be held on Monday, July 7, 2014 at 6:30 P.M.

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