

Manheim Township Zoning Hearing Board Minutes
Monday, July 7, 2014
6:30 P.M.

Attendance:

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

Acting Chairman Gregory Strausser requested a roll call, explained the Zoning Hearing Board meeting process and announced the agenda.

Parke W. and Lindsey R. Oehme
35 Overlook Avenue, R-2

PLZHB14246

Parke and Lindsey Oehme were sworn in for testimony. Lindsey and Parke Oehme explained their request to operate a one (1) chair hair salon within half of the garage, by appointment only.

There was a discussion regarding the hours of operation. The following hours were decided: Tuesday 12PM – 8PM, Wednesday 8AM- 5PM, Thursday 12PM -8PM, Friday 8AM-5PM and Saturday 8AM-5PM.

Lindsey will be the only person working in the single chair hair salon. One customer at a time will be serviced. Five vehicles could be parked on the driveway.

Lindsey stated that she wants to be available to her children while working.

Public comment: There were concerns with off-street parking and that another hair salon is in operation on the street.

Ms. Luciani moved to approve a special exception in accordance with Section 510-166.D.13.c. to permit a one (1) chair hair stylist as a major home occupation in the garage area with the following conditions: That the shop be open from the hours of Tuesday 12PM – 8PM, Wednesday 8AM- 5PM, Thursday 12PM -8PM, Friday 8AM-5PM and Saturday 8AM-5PM additionally, all the customer parking is to be off-street as well the owners vehicles within the driveway. Ms. Adams seconded the motion. The motion was approved 3-0.

Zoning Hearing Board Minutes

Monday, July 7, 2014

Page 2

Douglas Underwood
1182 Edgemoor Court, R-3 and T-5 Urban Neighborhood Overlay

PLZHB14247

Douglas Underwood was sworn in for testimony. Mr. Underwood began by explaining that he lives in the New Grandview Development constructed by Charter Homes. Mr. Underwood stated that he would like to construct a patio in the rear yard which would encroach within the thirty-five (35) foot rear yard building setback. He stated that patios cannot encroach within the thirty-five (35) foot rear yard building setback and garages are permitted to be closer to the rear property line.

Mr. Underwood explained that he was the first person to purchase and occupy a lot in the development. The lot was purchased before the Zoning Hearing Board approval to allow a larger rear yard by allowing the house to be built closer to the front property line.

Mr. Underwood stated that he wants a ten (10) foot extension to his proposed patio to enjoy his yard.

Mr. Underwood stated that lots 39 and 40 constructed patios twenty-five (25) feet from the rear property line. He then displayed photographs of patios and garages on properties in the Charter Homes Grandview development that have their patios that encroach within the rear yard building setback.

The Board requested that Sam Maurer retrieve the property files of lots 39 and 40 to see if the patios were approved by the Township. Mr. Maurer found the approved site plans displayed them to Mr. Underwood and Mr. Underwood stated that the constructed patios appear to be larger than what was indicated on the approved site plan.

The Board requested that Mr. Maurer investigate lots 39 (1186 Edgemoor Court) and lot 40 (1194 Edgemoor Court) and report back to the Board.

Public comments: A neighbor stated that “the neighborhood does not support this request because it may open the floodgates to other request for patios”.

Ms. Luciani moved to continue this case to the August Zoning Hearing Board meeting. Ms. Adams seconded the motion. The motion was approved 3-0.

St. Peters Evangelical Lutheran Church

PLZH

B14248
10 Delp Road, R-2

Greg Strausser recused himself from voting.

Nancy Tipton, David Milisock and Jared Bolton were sworn in for testimony.

Zoning Hearing Board Minutes

Monday, July 7, 2014

Page 3

Ms. Tipton explained the variance request. St. Peters would like to change the existing sign by replacing the existing bottom manual display board with an electronic display board. The electronic display board will be the same size and location of the existing sign. The top portion of the sign will not be altered. This new electronic display board would save time of the volunteers that changes the sign lettering. The existing display board lettering must be manually changed with physical letters and the electronic sign lettering can be changed more easily.

Mr. Milisock explained the location of the sign and how the proposed electronic sign operates. Mr. Milisock explained that the changing of the lettering on the electronic display board will comply with the zoning ordinance. The sign can be preset for the zoning ordinance regulation.

Ms. Adams moved to approve a variance of Section 510-103.A., Attachment 4, Table 1 Part B to replace the lower section of the existing sign with a new two (2) sided Electronic Variable Messaging Sign (EVMS). Ms. Luciani seconded the motion. The motion was approved 2-0 with Mr. Strausser recused.

AK Interiors
1410 Clayton Road, R-2

PLZHB14249

John Mateyak and Alison McIndoe were sworn in for testimony.

Mr. Mateyak explain the request. This request is a major home occupation for an interior design business with two (2) part time non-resident employees (one full time equivalent). Neither part time employee be there at the same time and will work no more than 40 hours combined. There will be no cliental that will come to the house. Ms. McIndoe would go to client's houses. The neighbors support this home occupation request.

Ms. McIndoe explained the operation of the proposed home occupation and stated the two (2) employees will work 30 hours a week combined and a bookkeeper will work one (1) evening a week.

Ms. Luciani made a motion to approve a special exception in accordance with Sections 510-30.G and 510-166.D.13.a. to permit an office facility as a major home occupation and a variance of Section 510-166.D.1. to allow two (2) part time non-resident employees. Ms. Adams seconded the motion. The motion was approved 3-0.

Calebrese Good Architects
800 New Holland Pike, B-4 and D-R Retrofit Overlay

PLZHB14250

Keith Good, Leslie Lipson of Holcomb Behavioral Health Services, John Skeparnias of Emory Hill NAI and John Stygler were sworn in for testimony.

Mike Solomon, limited power of attorney for LOP LP, described the persons that were sworn in and their relationship to this case and questioned these persons for testimony. Mr. Solomon also

Zoning Hearing Board Minutes

Monday, July 7, 2014

Page 4

explained that this use will be an acute crisis diversion center which is part of the Mental Health and Mental Retardation Act of 1968.

Mr. Solomon stated that this request is for a variance to allow overnight stays in this medical office.

Mr. Good described the location of the property and the improvements on the property and distributed photographs of the property and the surrounding area.

Mr. Skeparnias explained that this center will operate within the building located on this property. Emory Hill owns the property and will rent to Holcomb Behavioral Health Services to operate this acute crisis diversion center. Dr. Mackey office is the only tenant in the building and she supports this use.

Mr. Stygler, program specialist for Lancaster County, explained crisis center programs and how Lancaster County supports them. He also stated the following: 60% of the patients will be from Lancaster City. This center is for short time stays of 2 to 5 days. This program is voluntary and the patient will sign themselves in for this treatment. A maximum of ten (10) people will be treated in this facility with a minimum of two (2) staff members. This property is a good location which is centrally located and is close to Lancaster City.

Ms. Lipson of Holcomb explained how their existing crisis diversion centers operate and displayed photographs of the existing centers. Ms. Lipson explained that 10,000 square feet of this building will be used for this center. There will be maximum of six (6) staff members and a minimum of (2) staff members at the center. This crisis center will be licensed by the PA Department of Welfare.

Mr. Good stated that this meets the needs of this center and then described the building and parking layout. There was discussion regarding parking.

Ms. Luciani moved to approve variance of Section 510-73.B. to allow up to five (5) overnight stays in the proposed medical office as defined in Section 510-11. Ms. Adams seconded the motion. The motion was approved 3-0.

The meeting was adjourned at 8:50 PM. The next regularly scheduled meeting will be held on Monday, August 4, 2014 at 6:30 P.M.