

Manheim Township Zoning Hearing Board Minutes
Monday, February 2, 2015
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
Helen Adams	Present
Jennifer Luciani	Present
David Beyer	Present
Patrick Trimble	Absent

Chairman David Wood called the meeting to order, requested a roll call and explained the meeting process and announced the agenda.

Manbel Devco I, LP
1589-1593 Fruitville Pike

PLZHB15005

Alex Piehl, Len Bradley, Jeffrey Shue, Jill Yescali, Edward and Darlene Walton were sworn in for testimony.

Bernadette Hohenadel, Esq. began testimony by explaining that there will be variances requested from four sections of the floodplain ordinance. In December 2013 Manbel Devco was granted conditional use approval for the proposed mixed use development of the Belmont property and now will need relief from the Floodplain Ordinance.

Mr. Piehl explained that they are proposing to reconfigure the manmade floodplain, making it more defined, and moving the standing water away from the existing Fruitville Pike houses and from the Glen Moore development, closer to the Fruitville Pike.

Mr. Piehl explained the requested variances referencing the submitted exhibits and drawings.

Mr. Piehl explained that the floodplain is a result of the convergence of onsite water but largely offsite water from the north and to the east, from the Glen Moore development and backing up at Fruitville Pike. The proposal is to reshape the floodplain and raise the level of the ground which will push the water through the culvert below Fruitville Pike and lessen the water backup in the floodplain.

Public comment:

Neighbors voiced concerns about the possibility of new water runoff from the proposed shopping center and creating water in their basement.

Mr. Piehl told the neighbors that this approval is only for reshaping the floodplain and not for the stormwater plan for the Belmont shopping center. That stormwater plan will be done later.

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Mr. Strausser moved to approve a the following: a variance of Section 305.1.L.3 to allow grading and placement of fill within 50 feet of the top of the bank of an unnamed tributary on tract 2; a variance of Section 305.1.L.4. to allow grading and placement of fill within 200 feet of existing structures; a variance of Section 305.1.L.5. to allow the placement of fill and allow the 100 year floodplain to be closer than 200 feet from any occupied or occupiable structure; a variance of Section 305.2.E. regarding that available alternative locations for the proposed use not subject to flooding do not exist and all of those variances would be granting relief from the Floodplain Ordinance of Manheim Township. Ms. Luciani seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 7:25 PM. The next regularly scheduled meeting will be held on Monday, March 2, 2015.