

Manheim Township Zoning Hearing Board Minutes
Monday, May 2, 2016
6:30 P.M.

Attendance:

David Wood	Absent
Greg Strausser	Present
Jennifer Luciani	Present
David Beyer	Present
James Stephens	Present
Patrick Trimble	Absent

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

G. Investments LP **PLZHB16078**
645 East Oregon Road, I-3 Industrial and D-A Retrofit Overlay

Jay Garber was sworn in for testimony.

Mr. Garber described the property location and explained the improvements planned for the property. Mr. Garber is planning to plant a vineyard on this property and place a fence along East Oregon Road and Kissel Hill Road which would be closer to the street right of ways than that is allowed. The reason for this is because of a turnaround to be installed, which is needed for the equipment used for the vineyard.

Mr. Garber stated a variance is requested for the height of the fence because typical three rail fences are 50 inches.

There was a discussion regarding the variance for the fence not being placed on the build to line along Kissel Hill Road. It was decided that a variance of Section 2409.3.C.3. not to place the fence on the build to line must to be requested and approved.

Mr. Strausser moved to approve a variance of Section 2108.3.to permit the installation of a PVC 3 rail fence having a height of 50 inches which exceeds the permitted 42 inches along East Oregon Road and Kissel Hill Road; a variance of Section 2108.5. to permit the said fence to be closer than one-half (½) the front yard setback distance along East Oregon Road, a variance of Section 2409.3.C.3 fence along Kissel Hill Road to be 10 feet from the right of way. Ms. Luciani seconded the motion. The motion was approved 3-1 with Mr. Stephens dissenting.

Manheim Township School District **PLZHB16079**
100 Bluestreak Blvd., R-3 Residential and T-5 Neffsville Village Overlay

Tom Koch, Justin Hanna, and Douglas Gosik were sworn in for testimony.

Mr. Koch explained both the history of the light pole project and the request. Three existing football stadium light poles are to be replaced with three new taller light poles near the existing

Zoning Hearing Board Minutes

Monday, May 2, 2016

Page 2

light poles. A variance is required to place the new poles which are higher than the required maximum 35 foot height.

Mr. Koch further explained that the existing light poles are 25 years old and are at the end of their life expectancy and need to be replaced. In addition, the lighting brightness must meet the lighting requirements of the PIAA. The height of the poles are based on the lighting manufacture guidelines for the lights.

Mr. Koch explained that T-Mobile antennas are on one of the existing poles being replaced. T-Mobile wants antennas placed on the new pole at the same height as the Verizon antennas that were just recently installed. The new lights on the proposed light poles will be 85 feet high, the same height as the existing lights.

Ms. Luciani moved to approve the request for a dimensional variance of Section 905.1. to permit the proposed monopole and pin type light pole heights to exceed 35 feet. Mr. Strausser seconded the motion. The motion was approved 3-1 with Mr. Stephens dissenting.

Federal Realty Investment Trust 1659 Lititz Pike, B-4 Business and D-R Retrofit Overlay

PLZHB16080

Charles Courtney, Matt Monahon, and Douglas Gosik were sworn in for testimony.

Mr. Courtney explained that the Lancaster Shopping Center is being rejuvenated by placing new, different uses in the shopping center. A restaurant wants to locate in the center into a space too small for their restaurant. An addition is planned to be placed at the end of the building for seating. Variances are required regarding the front yard setback and parking encroaching within the required 10 foot setback from the right of way of Oregon Pike and Chester Road.

Mr. Gosik described the existing conditions of the shopping center. He then explained the 715 square foot building addition referencing the site plans and distributed exhibits. He explained the requested variance showing the location of the variance on the site plan. Mr. Gosik stated that the traffic circulation will be changed from two way to one way next to the proposed restaurant addition, making it safer.

There was a discussion regarding another location to locate the proposed addition on the building . The suggestion was to place the addition to the rear of the building in order to comply with the zoning ordinance. Mr. Monahon stated it would be too costly to place the addition to the rear of the building because the utility lines would need to be moved.

Mr. Courtney stated this addition's setbacks would comply with the D-R Retrofit Overlay district regulations if it would apply to this project. This expansion of the building must be 30 percent of the center to be able to use the overlay district setback regulations for this project.

Zoning Hearing Board Minutes

Monday, May 2, 2016

Page 3

In public comment, Mary Garret explained that she is against the project because of existing and possible future parking and traffic circulation problems.

Mr. Strausser moved to approve a dimensional variance from Section 1405.2.J.5.a. to permit the proposed building addition to be located a distance of less than 50 feet from the Oregon Pike right of way; a dimensional variance from Section 2005.4. to permit the off-street parking spaces to be located a distance of less than 10 feet from the street right of way lines of Chester Road and Oregon Pike; a dimensional variance from Sections 2512.2.A. and 2512.3.A. to permit the off-street parking spaces to be located within the planting strip without screening. Ms. Luciani seconded the motion. The motion was approved 3-1 with Mr. Stephen dissenting.

The meeting was adjourned at 8:27 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, June 6, 2016. **The June 6, 2016 meeting was canceled because there were no submittals.**