

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, March 6, 2017**  
**6:30 P.M.**

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Attendance:

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

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

**Kia of Coatesville** **PLZHB17024**  
**1046 Manheim Pike, I-2 Industrial and T-6 Urban Transition Overlay**

Frank Nolt and William Swiernik, were sworn in for testimony.

Referencing an aerial map, Frank Vargish, Attorney described the property and surrounding area.

Mr. Swiernik described the property contents and the layout of the proposed car dealership.

Mr. Swiernik explained the requested variances regarding build-to-lines, street edge treatment, single point of access, reducing the required sidewalk width to 5 feet and a time extension.

Mr. Swiernik stated the following: The frontage is limited along Manheim Pike. Part of the frontage is the right of way to Fruitville Pike. Vehicle display is required for a car dealership and the edge treatment is not wanted.

Mr. Swiernik described the neighboring properties and explained that a railroad spur goes through this property.

There was a discussion of the following: Orienting the building to comply with the zoning ordinance, the type of streetscape that could be placed on the frontage without hiding the car display and if this is the right use for the property.

The Board went to an executive session to discuss this case.

Mr. Strausser made a motion. After much discussion regarding the wording of the motion, Mr. Strausser withdrew this motion.

Ms. Luciani moved to approve the following: a variance of Sections 2407.5.B.1.b. and Section 2407.6.A Design Standard 4.3 to establish a build-to-line greater than 20 feet from the Manheim Pike right of way; a variance of Section 2407.6.A., Appendix A, Section 4.4 not to construct the building at the required 20 foot build-to-line for the property frontage along the Fruitville Pike; a variance of Section 2407.6.A., Appendix A, Section 4.5 not to construct 60 percent of building along the build-to-line; a variance of Section 2407.6.A., Appendix A, Section 13.4. not to

**Zoning Hearing Board Minutes**

**Monday March 6, 2017**

**Page 2**

require the placement of off-street parking spaces at the rear of the building; a variance of Section 2407.6.A., Appendix A, Section 14.3. to reduce the width of the proposed sidewalk along the frontage of Manheim Pike from 10 feet to 5 feet; a variance of Section 2407.6.A. , Appendix A, Section 15.6, to allow for the establishment of one primary driveway and one emergency access; a variance of Section 2407.6.A., Appendix A, Section 16.4 to enable the site development without street edge treatment; a variance of Section 2808 to allow an additional year from the date of the approval of variances to obtain permits and an additional year to complete construction of improvements authorized by the Zoning Hearing Board. The motion was seconded by Mr. Strausser. The motion was approved 4-0.

**Amy Kulkarni**  
**348 Royal Hunt Way, R-1 Residential**

**PLZHB17025**

Amy Kulkarni was sworn in for testimony.

Ms. Kulkarni explained that she is planning to reconstruct and expand her existing patio. The existing patio is too narrow. The new patio would encroach within the rear yard building setback by 4 feet. Ms. Kulkarni stated that her neighbors support the project

Mr. Stephens moved to approve a variance of Section 2106 to permit the proposed patio to encroach within the 25 foot rear yard building setback an additional four (4) feet. Mr. Strausser seconded the motion. The motion was approved 4-0.

**SNS Property Management**  
**759 Flory Mill Road, I-1 Industrial and D-R Retrofit Overlay**

**PLZHB17026**

Dwayne Stauffer was sworn in for testimony.

Mr. Stauffer explained that Pro Care Medical will be moving in the building. Pro Care Medical does wholesale equipment sales, buying from manufacturers and selling to local nursing homes, hospitals.

Mr. Stauffer stated that he is requesting a variance because this property has a water well and does not have public water. The wholesale sales does not require a lot of water usage like the prior wine manufacturing use. The closest water line to hook into is located a Commence Drive. It would be too costly to install a new water line to this property.

Mr. Strausser moved to approve a variance of Section 1504.2.G.1. to continue the use of the on-lot water well for a mixed non-separated use of a building for a wholesale sales business and a sign fabricator. Ms. Luciano seconded the motion. The motion was approved 4-0.

**Zoning Hearing Board Minutes**

**Monday March 6, 2017**

**Page 3**

**TCCC Lancaster Holding LP  
2000 Crossings Boulevard, I-1 and D-R Retrofit Overlay**

**PLZHB17027**

Caroline Hoffer, Ken Hornbeck and Kim Goergen were sworn in for testimony.

Ms. Hoffer explained that the final land development plan was approved for the Crossings at Conestoga Creek. She then explained the Manheim Township Zoning Ordinance sign regulations to the Board and stated that the proposed signs would exceed the maximum 200 square foot of building signage that is allowed by the zoning ordinance.

Referencing a site plan Mr. Hornbeck described the proposed Crossings shopping center to the Board. All the stores are condominium units. He stated that the proposed building signs would be placed on the proposed 117,000 square foot Wegmans food market building and that 200 square feet of signage is too small for the Wegmans building. The store is 1,200 feet from the Harrisburg Pike and it needs to be seen from Harrisburg Pike and Rt. 30.

Kim Goergen of Wegmans described the proposed Wegmans building. She stated that this is a unique building which has a food market, pub, café, and pharmacy. There is a need to display all of the uses on the building. The request is for 1,471 square foot of signage on three sides of the building.

Ms. Goergen explained the following: The proposed signage uses individual lettering and has internal LED lighting. The building façade is broken into different segments and it looks like a multi-tenant building. Manheim Township measures the signs by boxing the whole word which makes it a larger square footage of 1,471 square feet versus boxing only the letter signs itself at 713 square feet.

Ms. Hoffer stated that if this was a multitenant building 446 square feet of signs would be permitted on the front façade and 459 square feet is being requested for the front facade.

The Board discussed the proposed signage and how it is too much. The Board does not want to approve the proposed signage square footage and set a precedence. There was much discussion on the square footages of the signs. The Board compared the Wegmans proposed signs to the Belmont Shopping Center. The whole of Belmont requested less signage than what Wegmans proposes.

Ms. Hoffer distributed photographs of existing Wegmans buildings. All the Wegmans buildings signs have the same sign area square footage.

Ms. Goergen announced that Wegmans would accept 800 square foot of signage instead of the proposed 1,471 square feet.

Ms. Hoffer reviewed the variance criteria from the zoning ordinance.

There was an executive session.

**Zoning Hearing Board Minutes**

**Monday March 6, 2017**

**Page 4**

Mr. Strausser made a motion to grant the following: a variance of Section 1806.2. Table 2 Part A to permit total building signage to exceed 200 square feet for a tenant to a maximum total signage of 800 square feet; a variance of Section 2808.1. to permit an extension of time for obtaining permits and commencing the project to extend the time period to obtain permits to 18 months from zoning approval and to extend the completion of the installation of the signs to 36 months from the date of zoning approval. Mr. Stephen seconded the motion. The motion was approved 4-0.

**Community Services Group**

**PLZHB17028**

**800 New Holland Avenue, B-4 Business and D-R Retrofit**

Susan Blue, Julie Weaver, Julie Holtry and Lawrence George were signed in for testimony.

Dwight Yoder, attorney representing the Community Services Group, stated that he is requesting a modification of the prior decision which allowed individuals to have overnight stays as part of a medical office for the acute crisis program. Mr. Yoder described the property and explained the proposed use is for individuals transitioning into society. The property is an island and is surrounded by the City of Lancaster with manufacturing and commercial uses.

Mr. Yoder continued by stating that this use is similar to the prior use regarding transitional housing. The prior use requested 5 days of overnight stays and Community Service Group is requesting 6 months of overnight stays. The number of people will be less and will have less turnover of people than the Acute Crisis Center.

Ms. Holtry explained that the prior use was for acute crisis mental health and a 24 hour admission. This proposed medical office does not have an acute crisis program. Admission would be during regular business hours. Ms. Holtry explained that the use of the building will not change. She described the operation of the business and the interior of the building. Ms. Holtry stated that this program is licensed by the Department of Human Services.

The reason to change programs is that the need for transitional housing care increased and the need for acute care facilities has reduced.

Ms. Weaver, Vice President of the Community Services Group described the property location and 25,000 square foot 2 story building and named the existing tenant in the building. Community Services Group also treats mental illness. There will also be community services in the building.

Mr. George stated that this program is for transitional living which includes the treatment of mental illness.

Mr. Yoder stated that he is requesting to modify the prior decision to 6 month stays and allowing 12 beds in the facility.

**Zoning Hearing Board Minutes**

**Monday March 6, 2017**

**Page 5**

Mr. Strausser moved to approve a modification of a prior decision of case PLZHB14250 to allow individuals to stay on the subject property with up to 6 months of overnight stays in a medical office and allowing 12 beds. James Stephens seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 9:38 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, April 3, 2017.

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