

Manheim Township Zoning Hearing Board Minutes
Monday, May 1 2017
6:30 P.M.

Attendance:

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

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

Buckwalter Enterprises **PLZHB17082**
Lot 15, 213 Bucky Drive, I-1 Industrial and D-A Airport Overlay

Brian Cooley and John Buckwalter were sworn in for testimony.

Mr. Cooley explained that there was a change to the layout and then distributed revised development plans and narrative to the Board. Mr. Cooley stated that the proposed parking spaces will be constructed in the side yard rather than the front yard. Mr. Cooley stated that he is withdrawing the variance regarding the parking within the front yard.

Mr. Cooley described the property and neighboring properties.

Mr. Cooley stated that a proposed warehouse and office will be constructed on this property which will allow the consolidation of the business from other buildings.

Mr. Cooley explained the requested variances regarding the build to line setback, 60% of the building to be located at the build to line, the installation of a sidewalk and then explained the need for the variances.

Mr. Strausser asked Mr. Cooley if the building could be moved to the front of the lot. Mr. Cooley answered by stating that the delivery trucks would not be able to turnaround at the docks.

Mr. Beyer moved to approve a variance of Section 2409.3.C. and Section 2409.6.(1), Appendix A, Design Standard 4.3 not to require the building to be placed along a build-to-line within a range of fifteen (15) feet to twenty-five (25) feet; a variance of Section 2409.6.(1) Appendix A Design Standard 4.5 not to require at least 60% of a building façade be located along a build-to-line; a variance of Section 2409.6.(1) Appendix A, Design Standard 14.4. not to require sidewalks to be installed along Bucky Drive. Mr. Stephens seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 6:53 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, June 5, 2017.