

Manheim Township Zoning Hearing Board Minutes
Tuesday September 5, 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.

CGA Architects **PLZHB17174**
222 Eden Road; B-4 Business and D-R Retrofit Overlay

Mr. Wood announced that a letter was received by the Township stating that the applicant is withdrawing this case from the agenda.

Lancaster Catholic High School **PLZHB17226**
200 Toll Gate Lane, R-3 Residential and T-6 Transition Overlay

Tim Hamer and David Madary were sworn in for testimony.

Mr. Madary explained that the stadium project is being wrapped up. A 6 foot fence was being installed around the stadium property and this baseball field property. The baseball field property is within Manheim Township and the rest of the stadium property is in the City of Lancaster.

Mr. Madary stated that the Township stopped the fence installation at Toll Gate Lane because of the distance from Toll Gate Lane. The fence is being installed for the safety of the ball field to keep dogs and children from going onto the baseball field.

Mr. Beyer moved to approve a variance of Section 2108.2. and Section 2108.5. to permit the installation of a 6 foot high fence in lieu of a 42-inch fence one foot outside of the Toll Gate Lane right of way. The motion was seconded by Mr. Stephens. The motion was approved 4-0.

Exceed Your Fitness Goals **PLZHB17227**
1549-1551 Manheim Pike, B-4 Business and D-R Retrofit Overlay

Brad Zuke and Mark Gebhard were sworn in for testimony.

Mr. Zuke explained that he is testifying in place of business owner April Lippy whom is requesting a special exception to lease a tenant space for fitness boot camp. This is a gym type

Zoning Hearing Board Minutes

Tuesday, September 5, 2017

Page 2

workout facility with body and free weights, no fitness machinery used. This fitness facility is primarily for women with daycare provided to watch the person's children while they are participating in a fitness class. There will be 45 minute sessions with an average of 35 people in a session. The hours of operation is 5:30 AM to 6:30 PM.

There was a discussion if there is enough of parking for this use. Mr. Gebhard stated that the parking spaces are shared for all the uses in this shopping center. This gym would use the overflow parking spaces near the subway and Rita's.

Mr. Strausser moved to approve a special exception in accordance with Section 1403.2. to permit a gym to operate as a commercial recreation facility. Mr. Beyer seconded the motion. The motion was approved 4-0.

**Lancaster Airport Authority
500 Airport Road, I-3 Industrial and D-A Airport Overlay**

PLZHB17228

David Eberly was sworn in for testimony

Mr. Eberly explained that he is requesting a 22 foot tall structure to store stone anti-skid material and snow equipment for the airport use in the wintertime. This structure location will be on the northern part of the airport property near where the school buses are parked.

Mr. Eberly stated that a variance is being requested for the 22 foot tall structure which exceeds the 10 foot height requirement for accessory structures. The height is required because of dump trucks that deliver the loads of material to the structure.

There was a discussion regarding if the height would be tall enough for the dump trucks.

Mr. Eberly then requested to revise the application to request a 30 foot tall structure. The Board unanimously approved revising to the request to 30 feet.

Mr. Stephens moved to approve a variance of Section 2103.1. to construct a structure 30 feet in height for the storage of winter equipment and supplies. Mr. Beyer seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 7PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, October 2, 2017.