

Manheim Township Zoning Hearing Board Minutes
Monday, July 2, 2018
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Present
James Stephens	Present
Matthew Wolf	Present
Patrick Trimble	Absent

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

Bloomfield Partners LP **PLZHB18161**
245 Bloomfield Drive, Suite 105; B-3 Business and T-5 Neffsville village Overlay

Caroline Hoffer, John Costanzo and David Marschka were sworn in for testimony.

Ms. Hoffer explained the location of the Bloomfield shopping center. The proposed boxing and fitness studio is a 1,725 square foot commercial recreation use which requires special exception review.

Ms. Hoffer submitted exhibits of the zoning hearing board application and letter of confirmations.

Ms. Hoffer explained the vehicle circulation of the shopping center and proposed boxing and fitness studio.

Co-founder of the proposed BoxIt Studio, Mr. Costanzo, explained that this boxing studio is an upscale self-defense studio in a luxury environment. There will be personal trainers with each of the 10-15 person group class. One class would operate at a time. The hours of operation would be 5:30 AM to 7:30 PM Monday to Friday and Saturday 8:30 AM to 2:00PM.

Ms. Hoffer reviewed the special exception criteria and stated that this use exceeds the lot requirements and will not adversely affect the neighboring properties.

Mr. Marschka stated that there are no parking problems in the shopping center because the businesses in the shopping center operate at different times.

Mr. Stephens moved to approve the request for a special exception pursuant to Sections 1303.8. and 1305.2.F. to permit the operation of a commercial recreation facility. Mr. Beyer seconded the motion. The motion was approved 5-0.

David and Julia Schrock-Rosenfeld
195 Pinetown Road; R-1 Residential

PLZHB18162

Caroline Hoffer, David Rosenfeld and Lynn Eisenhower were sworn in for testimony.

Zoning Hearing Board Attorney, Neil Albert, announced that this case was heard before and that the Board will take administrative notice of the entire record that was offered in the preceding case including all testimony, exhibits, protestants comments and would be considered as if it was repeated tonight. The only thing needed in this case is new testimony that was not presented before.

Ms. Hoffer began by reviewing the updated exhibits for this case. She stated that this property will be converted into a bed and breakfast in accordance with the zoning ordinance.

Ms. Hoffer explained the property location by referencing an aerial photograph of the property and surrounding areas, described the updated site plan and stated that additional parking spaces will be added for the Bed and Breakfast. There will be ten (10) parking spaces on the property. The floor plans have not changed. Five (5) bedrooms will be used as the Bed and Breakfast units and the sixth bedroom will be used by Mr. and Mrs. Rosenfeld. The Rosenfelds will live in the building and will operate the Bed and Breakfast Facility.

Ms. Hoffer stated that no variances are being requested and then reviewed the special exception criteria, and the regulations for a Bed and Breakfast use.

Mr. Rosenfeld read two letters from neighbors supporting the Bed and Breakfast use for this property. The letters were submitted as exhibits.

Neighbor Lynn Eisenhauer stated that his concerns have not changed from the last meeting. Now he is concerned if their intensions will be in compliance with the zoning ordinance.

Ms. Hoffer stated again that this is a special exceptions with no variances and the Rosenfelds must comply with the testimony. There are no indication of water problems, presumed normal use impact as a Bed and Breakfast property, normal use impact is acceptable to the Commissioners.

Mr. Strausser moved to approve a special exception pursuant to Section 703.6 of the zoning ordinance and subject to the requirements of Section 2505 to permit the operation of a Bed and Breakfast Establishment. Mr. Stephens seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 7:28 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday August 6, 2018.