

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

Attendance:

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

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

Millcreek Fence & Decks
901 Eden Road; Institutional

PLZHB18190

John Zeswitz and Amos Beiler were sworn in for testimony.

Mr. Zeswitz of Lancaster Bible College explained that Lancaster Bible College is building a turf field for multi sports and would like to construct a 16 foot fence at the goals instead of a netting. Reference the site plan, Mr. Zeswitz explained that there will be a 4 foot fence along the side of the field and a 6 foot fence on the west site of the field. The 16 foot height is the standard for a sports field.

Mr. Zeswitz described the location of all the sports fields on the campus in relationship to this new turf field.

Mr. Beiler explained the construction of the proposed 16 foot fence.

In public comment a few residential neighbors voiced concerns with placing screening along the field. They do not want the screening and want the open area behind their properties. Mr. Zeswitz stated the Manheim Township requires that screening. One neighbor requested this exact location of the proposed 16 foot fence, and was shown the location on the displayed site plan.

The Board stated that the screening is not part of this case and they could not act on that request.

Mr. Strausser moved to approve a variance of Section 2108.2. to permit the installation of a 16 foot black chain link fence by the multi-use sports turf field. Mr. Stephens seconded the motion. The motion was approved 5-0.

Mr. Wood turned the meeting over to Vice Chairman James Stephens to chair the rest of the meeting.

David and Lisa Wood
1617 Sycamore Avenue; R-2 Residential zoning district

PLZHB18189

Dave and Lisa Wood were sworn in for testimony.

Mr. Wood started testimony by explaining that he has a double frontage lot at 1617 Sycamore Avenue with Sycamore Avenue in the front of the house and Eden Road to the rear of the house, and is considered to have two front yards.

Mr. Wood then reviewed the variance requests regarding placing a 6 foot fence within the front yard building setback of Eden Road, placing a garden pond one foot from the left side property line and moving the air-conditioning condensing unit on the side of the dwelling closer than 5 feet from the right side property line.

Mr. Wood then displayed the submitted photographs of the property showing the surrounding property boundaries and explained the location of each photograph on his property.

He then stated the following: The Eden Road front yard is behind his house and will be used as a rear yard. The fence will not be seen by the neighbors. Because of the size of the property the zoning requirements would require the garden pond to be placed in the middle of the yard and wants an open rear yard to use.

Neighbor Michael Dennis voiced concerns that the proposed location of the air-conditioning condensing unit would be right below his second floor bedroom window and would make too much noise and keep them awake at night. Mr. Dennis stated that he opens his windows to sleep at night.

There was a discussion regarding replacement of the condensing unit. Mr. Wood and Mr. Dennis agreed on an alternate location to place the condensing unit.

Mr. Strausser moved to approve approved the following requests: a variance pursuant to Section 2108.1 to erect a 6 foot fence within the required front yard building setback along Eden Road; a variance pursuant to Section 2108.6. to erect a solid fence within the required front yard building setback along Eden Road; a variance of Section 2112.1 to permit a garden pond to encroach within the required 10 foot setback; a variance of Section 2103.2. to permit an outdoor air conditioning condensing unit to be placed within the required 5 foot setback consistent with the testimony offered at this evenings hearing, with the intent being that the air conditioning condensing unit will be placed on the other side of the window from the original application. Mr. Trimble seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 7:35 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Tuesday, September 4, 2018.