

Manheim Township Zoning Hearing Board Minutes
Wednesday November 7, 2018
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Absent
James Stephens	Absent
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.

Lancaster Bible College
901 Eden Road, Institutional

PLZHB18252

David Madary, John Zeswitz, Thomas Hatzivasilis, Meri Hatzivasilis, James Sanchez, Ed Scheuerman and Bob Spender were sworn in for testimony.

Referencing the Lancaster Bible College land development plan Mr. Madary explained that the Manheim Township Zoning Ordinance requires screening to be placed along the property line at the new athletic field. The residents in the neighborhood do not want the screening.

Mr. Zeswitz of Lancaster Bible College explained that the residents do not want the screening because animals may live within the screening.

James Sanchez representing the residents of 1771 Longview Drive, stated that this family supports not to place the screening at the athletic field but has an issue with the lighting at the athletic field. Mr. Sanchez requested a condition with the possible decision approval to redirect the lighting from this property. Mr. Wood stated that athletic field lighting is irrelevant to this Zoning Hearing Board case and the Board cannot make that motion. Mr. Sanchez was told to file a complaint to the Manheim Township Planning and Zoning Department.

Mr. Zeswitz stated that he is willing to work with neighbors regarding the lighting.

Additional neighbors testified in support of the request not to place screening along the athletic field.

Mr. Strausser moved to approve a variance of Section 2512.4. not to install a landscape screen along the new athletic field at the property line. Mr. Wolf seconded the motion. The motion was approved 4-0.

Belmont Investors
1580 Fruitville Pike, I-2 Industrial and D-R Retrofit Overlay

PLZHB18305

Theodore Vedock and Lloyd Midget were sworn in for testimony.

Mr. Vedock gave a background of the project to construct the hotel on this site and renovate the farmhouse for office use. The zoning land development approval to build the hotel and renovate the farmhouse only allowed for the first and second floor of the farmhouse to be used. Belmont Investors purchased the building and now want to use the third floor for offices. The mansion is a historic building listed on the National Register of Historic Places and there is a Historic Preservation façade easement placed on the property.

Mr. Vedock stated it would be prohibitive for the development of the site to only use the first and second floors in the farmhouse.

Mr. Vedock stated that they would like to share ten parking spaces at the hotel to make up for the deficient parking for using the third floor.

Mr. Vedock stated that there is a shared parking agreement that allows the farmhouse to utilize ten parking spaces that are dedicated for the hotel, and vice versa for the hotel to utilize ten parking spaces in the evening hours. He distributed a parking survey of the property which showed that 46 parking spaces were available on the property when the hotel is at full occupancy.

There was a discussion regarding the parking spaces on the property.

Mr. Strausser moved to approve a variance of Section 2002.8.A. to permit shared parking with the adjacent parcel in order to permit use of all three floors of the existing building. Mr. Trimble seconded the motion. The motion was approved 4-0.

Thomas P. Raupers-Shailer
2356 Lititz Pike, R-2 Residential

PLZHB18306

Thomas Raupers-Shailer was sworn in for testimony.

Mr. Shailer stated the following: Would like to operate a hair salon in the home. There is enough parking in the rear yard. Will be servicing one person at a time. The hours of operation would be 9:00 AM to 8:00 PM Monday through Saturday.

Mr. Strausser moved to approve a special exception in accordance with Section 2110.4.M.3. to permit a licensed hair salon to operate as a Major Home Occupation at the 2356 Lititz Pike address with the hours of operation being Monday through Saturday 9:00 AM to 8:00 PM. Mr. Trimble seconded the motion. The motion was approved 4-0.

Huynh Real Estate Investments
1125 Grofftown Road, R- 3 Residential and T-6 Urban Transition Overlay

PLZHB18307

Brian Cooley, Ben Huynh, Dave Rodriguez and Betsy Pederson were sworn in for testimony.

Mr. Cooley reviewed the project and explained the existing conditions of the property and described the neighborhood area. The two lots on this property were joined together with a deed of merger. Seven townhouse type dwelling units are proposed to be placed on this combined lot. The existing house will remain on this property. There will be parking on the property and on the street.

Mr. Cooley reviewed the variances regarding lot area that is too small, reduce clear site triangles to 75 feet and a time extension of 2 years to obtain permits and 3 years to complete construction.

Mr. Cooley stated that the townhouses would fit into this neighborhood.

Mr. Cooley explained the safe stopping distances for the clear site triangles.

Mr. Trimble stated that the parking on the street would need a variance. Ms. Douglas explained that the overlay district allows on-street parking to be counted for parking for this project.

Neighbor Betsy Pederson and David Rodriguez voiced concerns with the on street parking in the neighborhood with this project. They stated that the street is very busy and parking on the street would narrow the street for traffic. With this project there would not be enough parking in the neighborhood.

There was an executive session.

Mr. Wood stated that one dwelling unit should be removed from the project which would relieve the pressure for parking and would not need a request for the clear site triangle variance.

Mr. Huynh stated that he would be willing to remove one dwelling unit from the project.

Mr. Strausser moved to approve a variance of Section 905.2.E.1.a. to permit less lot area than required by the zoning ordinance on the condition that the project be limited to a total of 6 apartment units and one single family dwelling currently on the site; the Board denied a variance pursuant to Section 2202 to permit a clear site triangle less than the required 100 foot and 75 foot clear site triangle; and the Board approved a variance pursuant to Section 2808.1 to grant the request for a two year time extension to obtain permits and a 3 year time extension to complete construction. Mr. Wolf seconded the motion. The motion was approved 4-0.

Sebastian Shin
2324 Lititz Pike, R-2 Residential

PLZHB18308

Sebastian Shin was sworn in for testimony.

Mr. Shin explained that he is requesting a special exception to operate a chiropractor's office on this property.

Mr. Shin stated that he will live here and will operate the office Monday, Wednesday and Friday.

Mr. Shin stated that they can park three cars in the front driveway with more parking in the rear yard. Four cars can be parked on this property. They will have the customers pull in the driveway from Lititz Pike and drive on the driveway going through to the rear yard and exit the property on Delp Road. There will be 2 cars per hour and may have up to 10 patients a day.

There was a discussion regarding the hours of operation. It was decided that the hours of operation would be Monday through Saturday 9:00 AM through 7:00 PM.

Mr. Strausser moved to approve a special exception in accordance with Section 2110.4.M.2. to permit the operation of a chiropractor office as a Major Home Occupation at 2324 Lititz Pike having the hours of operation of Monday through Saturday from 9:00 AM to 7:00 PM. Mr. Wolf seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 8:30 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, December 3, 2018.