

Manheim Township Zoning Hearing Board Minutes
Monday February 4, 2019
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Present
James Stephens	Present
Matthew Wolf	Present

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

Mr. Wood requested a nomination for chairman. Mr. Strausser nominated David Wood as chairman of the Manheim Township Zoning Hearing Board. Mathew Wolf seconded the nomination. Mr. Wood was elected chairman unanimously.

Mr. Wood requested a nomination for vice chairman of the Manheim Township Zoning Hearing Board. Mr. Strausser nominated Matthew Wolf for vice chairman. James Stephens seconded the nomination. Matthew Wolf was elected vice chairman unanimously.

Amerco Real Estate Company **PLZHB19003**
1046 Manheim Pike, I-2 Industrial and T-6 Urban Transition Overlay

Chairman David Wood announced that a letter was received from Amerco Real Estate withdrawing this application for case PLZHB19003 from the today's agenda.

OAL Realty LP **PLZHB119004**
B-1 Business and D-R Retrofit Overlay

William Weik was sworn in for testimony

Mr. Weik explained that OAL is requesting to place a second sign on their property along Oregon Pike. The medical board is requiring this sign. An urgent care facility was opened on this property and an additional sign along Oregon Pike is needed to find the facility. Patients that are not regular customers of OAL have trouble finding this urgent care facility.

Mr. Weik and the Board discussed following requested variances:

- A second sign on the property for visibility to help find the urgent care facility
- A larger sign exceeding the 20 square foot limit is for better visibility.
The square footage requested was 30 square feet of the lower sign and 18 square feet for the proposed upper electronic sign, totaling 48 square feet of total sign area.
- Controlling the NIT brightness of the electronic sign for business hours.
Mr. Weik did not know why this was requested and he stated that they will follow the manufacturer instructions and the Manheim Township Zoning Ordinance.

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Mr. Weik stated that the need of the digital sign is to identify the urgent care facility and the hours it is open.

The Board noticed that a 30 foot tall sign is requested on the application and the narrative states a 20 foot sign will be constructed. Mr. Weik stated that the application is incorrect, and that OAL wants to construct a 20 foot tall sign as shown on the drawing.

Mr. Beyer moved to approve a variance of Section 1805.2. Table 2 Part A. to permit installation of a second freestanding sign with two (2) electronic messaging faces on the OAL parcel along Oregon Pike; a variance of Section 1805.2. Table 2 Part A. to permit the maximum sign area to be forty-eight (48) square feet on each side, and a variance of Section 1806.4.B. to permit reduction in nits to be coordinated with operating hours is denied. Mr. Strausser seconded the motion. The motion was approved 5-0.

**Your Towne Builders
1058 Fondersmith Drive, R-2 Residential**

PLZHB19005

Steve Artz, Brian and Jennifer Hurter and Kimberly Wilson were sworn in for testimony.

Mr. Artz began by explaining that the Hurters want to expand their home because their family has enlarged. This property is a corner lot with two front yards and a gas pipeline in the front yard of the lot.

Mr. Artz explained the project as an addition on the side and rear of the dwelling. The addition will be for a garage and a bedroom on the second floor.

Mr. Artz explained that a variance is requested to encroach within the rear yard building setback with the proposed addition.

Neighbor Kimberly Wilson stated that she is in favor of this project.

Mr. Strausser moved to approve a variance of Section 805.2.B.3.d.iii. to permit the construction of an addition to encroach within the 35 foot rear yard building setback. Mr. Stephens seconded the motion. The motion was approved 5-0.

**Austin D. Sahd
213 Jackson Street and 200 Lincoln Street**

PLZHB119006

Austin Sahd, Steve Gergely, Larry Stauffer, Melonie Martinez and Josh Nice were sworn in for testimony.

Attorney Derek Dissinger explained that Mr. Sahd is the owner of 213 Jackson Street and 200 Lincoln Street. He is planning to construct a 4 story apartment building utilizing the 12 car

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garage across the alley at 200 Lincoln Street for tenant parking and will construct additional garages in this apartment building for tenant parking.

Mr. Dissinger stated that this project is consistent with the Manheim Township Comprehensive Plan.

Mr. Sahd described the apartment building project. The building will have 25 apartments at an average of 750 square feet of area and will rent at \$2.00 per square foot. Will lease parking spaces from two nearby parking lots for the apartment building tenant use, referencing a location map. Mr. Sahd stated that there is no negative feedback for this building from the neighbors and then distributed letters from the owners of neighboring properties supporting this project.

Mr. Gergely described the requested variances regarding side and rear yard setbacks, lot area, perimeter buffer width, rear loading setback of the garages from alley, and the number of required street connections.

Referencing the elevation plan Mr. Dissinger explained the appearance of the apartment building and also referenced a photo with a computer rendering of the apartment building showing the street view of this block with the apartment building.

Mr. Dissinger stated that this building will not alter the character of the neighborhood. The variances are dimensional and a not use variances. Mr. Dissinger stated that apartment buildings are permitted in this zoning district.

The Board stated that they are concerned that this building will affect the character of the neighborhood.

Neighbor Ms. Martinez stated that she is not in favor of a 4 story apartment building and is concerned with parking and speeding in the neighborhood. She stated that this will have a great impact on the neighborhood. Ms. Martinez stated that train customers park in this neighborhood streets. She stated that the letters supporting this project are from the property owners which do not live in this neighborhood.

Josh Nice stated that the Mr. Sahd has the right to develop his property but this apartment building will affect the neighborhood greatly. Concerned with parking Mr. Nice stated the neighbors share the parking spots on the street. Mr. Nice stated that this apartment building will change the character of the neighborhood.

There was an executive session.

Mr. Albert requested a vote for party status of the neighbors. Ms. Martinez and Mr. Nice were granted party status by the Board.

The Board explained their discussions from the executive session.

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Mr. Dissinger requested a continuance to the March 4, 2019 Zoning Hearing Board Meeting.

Mr. Stephens moved to continue this hearing to the March 4, 2019 Zoning Hearing Board meeting. Mr. Beyer seconded the motion. The motion was approved 5-0.

This meeting was adjourned at 8:35 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting on Monday, March 4, 2019.

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