

Manheim Township Zoning Hearing Board Minutes
Monday April 1, 2019
6:30 P.M.

Attendance:

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

Reel Cinemas Lancaster LLC **PLZHB19052**
1500 Christopher Place, Suite 101, I-1/PCD

Caroline Hoffer, Ken Hornbeck, Stephen Evans and Greg Wax were sworn in for testimony.

Attorney Caroline Hoffer stated the following: TCC Lancaster Holdings L.P. is the owner of Condominium Unit 1 which is part of the Crossings at Conestoga Creek development. Reel Cinema will be the tenant at 1500 Christopher Place, Suite 101. The tenant space will include a theater, a restaurant and a bar within the 25,000 square foot tenant space.

Ms. Hoffer explained that the zoning ordinance permits the placement of 200 square feet of building signs per tenant space on the building. A variance is being requested to place additional signage on the building to exceed 200 square feet. This Reel Cinema use is similar to 3 uses.

Ms. Hoffer distributed 6 exhibits to the Board. Referencing these exhibits of the shopping center plan, building elevation and aerial photograph of the shopping center, Ms. Hoffer explained the location and size of the proposed signs including a proposed Electronic Variable Messaging Sign (EVMS) on the building.

Referencing the exhibits Mr. Hornbeck explained the location of Reel Cinema in the shopping center and mentioned that the distance of the tenant space from Harrisburg Pike is approximately 500 feet. He then stated that Reel Cinema is the entertainment anchor for the shopping center.

Owner of Reel Cinema, Mr. Wax, stated that he owns 3 cinemas. Referencing the elevation plan he explained the building length is 168 feet and described the location of the proposed signs on the building. He stated that the proposed signs will include 6 movie posters on the building facade, letters stating "movies, dining and cocktails" above the entrance and a 12 foot by 12 foot EVMS to the left of the entrance.

Mr. Wax stated that the proposed EVMS is like a plasma television and will show video clips of the movies playing in the theater. Mr. Wax explained that the plasma television is needed to attract the attention of persons to come in to the theater.

Zoning Hearing Board Minutes

Monday April 1, 2019

Page 2

Ms. Hoffer explained that the 12 foot by 12 foot EVMS sign will be on the building instead of freestanding like the ordinance requires. A variance is being requested to allow the sign on the building and to allow movement and videos on the sign. Ms. Hoffer then stated that this is not really an EVMS sign but a video board; the zoning ordinance does not have any regulations for a video board.

There was a discussion about the proposed EVMS sign.

There was an executive session.

When the Board returned, there was a discussion about the hours of operation of the Reel Cinema and how long the sign would be lit. The hours of the operation of the theater would be 9AM to 12 AM and it was decided that the EVMS sign must be dark between the hours of 10:30 PM to 8:00 AM.

Mr. Strausser moved to approved the following: a variance of Section 1806.2.Table 2 Part A to permit total building signs to exceed 200 square feet per tenant and to permit an electronic variable messaging sign as part of the building signs; a variance of Section 1806.4.A-G. to permit the electronic variable messaging sign to be located on the Cinema building instead of as a freestanding sign to occupy the entire area instead of 60% of the sign and to allow it to operate similarly to a television screen which would allow movement. The approval is conditioned on the sign being dark between the hours of 10:30 PM and 8:00 AM the next morning. Mr. Stephens seconded the motion. The motion was approved 3–1 with Mr. Wood dissenting.

**Irwin & Weinhold Holdings
151 Koser Road, I1 Industrial and D-A Airport Overlay**

PLZHB19053

Dean Weinhold, John Irwin, and Tom Matteson were sworn in for testimony.

Mr. Matteson explained the location and size of the property and then stated that the house and barn would be demolished to construct a new 2 story, 21,000 square foot building, parking spaces and stoned area at the rear of the building. The building will have 4 tenant spaces for businesses.

Mr. Irwin stated that this will be a one stop shop for truck licensing and registration and safety.

Mr. Matteson stated that the business will work hand in hand with the Department of Transportation and safety compliance. The businesses would be the Compliance Navigation Specialists, Department of Transportation licensing, Northern Insurance Company, truck driver training, and Carolyn’s Notary Service. The driver training will be of trucks all the way up to tractor-trailer trucks and school busses and will take place on the stoned area behind the building.

Mr. Matteson stated that the 4 businesses together will have roughly 30 full time employees and 5 to 10 part-time employees. The hours of operation will be 8AM – 7PM Monday through

Zoning Hearing Board Minutes

Monday April 1, 2019

Page 3

Friday and Saturday 8 AM – 4PM summer hours. The driver training business will not be open after dark in the winter, except for night time driver training.

Mr. Matteson explained they are requesting a special exception for an office use within the D-A overlay, a variance for a 5 foot sidewalk, and not to place street edge treatment along the street. Buffer landscaping will be placed along the streets.

Mr. Wolf moved to approve a special exception pursuant to Section 2409.2.B.7. to allow the development of offices within the D-A Overlay Zone with an accessory use of the driving training center; a variance of Appendix A, Design Standards 14.3 to allow the sidewalk along Koser Road and Wright Avenue to be less than 10 feet in width; a variance of Appendix A, Design Standards 16 to allow the re-development of the site without a street wall or street edge treatment. Mr. Stephens seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 8:15 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting on Monday, May 6, 2019.

Z:\Zoning Hearing Board\MINUTES\2019\04012019 ZHB minutes.doc