

**Manheim Township Zoning Hearing Board Minutes**  
**Monday May 6, 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.

**Montessori Academy of Lancaster**  
**2750 Weaver Road, R-1 Residential**

**PLZHB19084**

Jay Darky, Michael Huxta and Fred Hess were sworn in for testimony.

Mr. Huxta stated that a special exception for a school expansion is being requested and explained the following: The building footprint changed since the March Zoning Hearing Board approval for this school expansion. It was decided to resubmit to correct the record of the school expansion. The second floor was removed to make it a single story addition. This single story addition will be larger than the prior first floor plan proposal with a total of 3,000 square foot building increase. The zoning bulk requirement compliance did not change with the revised plans.

There were discussions on the issues that were discussed at the March hearing regarding screening and traffic.

Neighbor Fred Hess voiced concerns with the stormwater runoff from the Montessori property onto his adjacent farm field and asked if Montessori can do something about it. There was discussion about Mr. Hess' stormwater runoff concerns.

Mr. Huxta stated that this stormwater runoff is not from the impervious surfaces of the Montessori property. The runoff from the impervious surfaces is directed to the stormwater basin.

Mr. Stephens moved to approve a special exception per Section 703.4 for an expansion of an existing elementary school per the testimony at this hearing and the March hearing. Mr. Wolf seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 6:55 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, June 3, 2019.