

Manheim Township Zoning Hearing Board Minutes
Monday July 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.

Tylor Groff **PLZHB19178**
645 East Oregon Pike, I-3 Industrial and D-A Airport Overlay

Taylor Groff and Jay Garber were sworn in for testimony. Mr. Groff explained history of Wyndridge Farms Brewing in York County. Mr. Groff explained that he is planning to operate a beer garden event for 10 weekends from July 13th to the end of September 2019 on Saturday and Sundays at the times of 12:00 PM to 7:00 PM Saturday and 12:00 PM to 5:00 PM Sundays.

Mr. Groff requested a variance to allow the attendees of the beer garden event to park in the grass field beside the event. Mr. Groff stated that last year they hosted the beer garden events and this year would be the same as last year's beer garden event.

There were discussion of the locations of the entrance and exit of the parking area. Mr. Groff stated that the vehicles enter the barn area of the property and exit on Airport Road. Mr. Groff stated that 300 people attended this event last year.

The Board voiced concerns with the variance because last year it was stated that the location of the parking would be temporary. A member of the Board stated that this is the same request as last year and this is not temporary. Owner of the property, Jay Garber, stated that he has a plan for the property which will include the parking and this will be the last parking request for this event. Some members of the Board stated that they support the event but do not support this variance request any longer.

Mr. Strausser moved to approve a variance of Section 2007 for temporary parking in a grass field at Kissel Valley Farm limited to Saturdays and Sundays from July 13th through the end of September the times are noon to 7:00PM on Saturdays and noon to 5:00 PM on Sundays for the beer garden events. Mr. Wolf seconded the motion. The motion was approved 4-0.

Thomas Weik **PLZHB19179**
1772 Oregon Pike, B-2 Business and D-C Corridor Overlay

Zoning Hearing Board Minutes

Monday July 1, 2019

Page 2

Thomas Weik and Melvin Hess were sworn in for testimony. Mr. Hess distributed an exhibit to the Board and stated that a variance is requested to Section 2005.1. He then read the definition of an office park and stated that it's an office park as the testimony will disclose.

Mr. Weik testified explaining why the need for a variance. The real estate office has been there for over 20 years, located in 2 buildings on two lots with 1 building on each lot. The real estate office is planning to expand into the 2 car garage on this former dwelling. There is need for more parking spaces with the expansion. There is additional parking on the 1770 Oregon Pike property that is not needed. Mr. Weik stated that the variance request is to use 6 parking spaces on the 1770 Oregon Pike lot because of the office expansion. There are no parking problems on either lot.

Referencing his drawings, Mr. Weik explained how much paving would be needed to create parking spaces on this lot for the additional spaces needed. He does not want to pave because it would require a stormwater management plan.

Mr. Stephens questioned why not combine the lots. Mr. Weik stated that he does not know what the future holds. Mr. Hess stated that he would agree to a condition that the same owner must own both properties.

Mr. Wolf moved to approve a variance of Section 2005.1. to permit the use of excess parking spaces on an adjacent lot located at 1770 Oregon Pike to meet the parking space number requirement for the lot located at 1772 Oregon Pike conditioned on maintaining the same owners for both lots. Mr. Strausser seconded the motion. The motion was approved 3-1 with Mr. Stephens dissenting.

Laura Moore
1602 Linden Avenue, R-2 Residential

PLZHB19180

Laura Moore, Kyle Nagle and Dee Nagle were sworn in for testimony.

Ms. Moore explained that she is requesting to construct an addition for an accessory dwelling unit and a variance to construct the addition 5 feet from the side property line.

Ms. Moore stated that she is guardian for her mother and she wants her mother to live in her house.

Referencing the exhibits of site plans, floor plans, and elevation plans of the addition, Ms. Moore explained the project to construct an addition to connect the house and garage creating an accessory dwelling unit.

Neighbors Mr. and Mrs. Nagle 1608 Linden Avenue stated that they support this project but they live on the opposite side of the property from where the addition will be located. Ms. Moore

Zoning Hearing Board Minutes

Monday July 1, 2019

Page 3

stated that she talked with the neighbors on the right side of her property where the addition is to be placed and they stated that this was a good idea.

Mr. Stephens stated that he is concerned with the 5 foot setback request and asked if she had other options for the addition. Ms. Moore stated that there is a sewer line in the way and would have to be moved to place the addition in another place.

Mr. Wood stated that it would not be practical to meet the 15 foot setback because you would have a 5 foot hallway instead of a solarium.

Ms. Moore stated that there are 5 parking spaces on the property.

There was a discussion of the photographs of the right site of the property where the addition would be located. Ms. Moore stated that she will maintain the existing screening and will work with her neighbors regarding the screening.

Mr. Stephens moved to approve the following: a special exception in accordance with Section 2515 to permit an accessory dwelling unit; a variance of Section 805.2.B.3.d.ii to permit the construction of an addition to encroach within the 15 foot side yard setback; a variance of Section 2515.13. to permit the accessory dwelling unit to be placed on a lot less than 90 percent of the of the zoning district's required minimum lot size. Mr. Wolf seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 7:35 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, August 5, 2019.

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