

Manheim Township Zoning Hearing Board Minutes
Tuesday, January 7, 2020
6:30 P.M.

Attendance:

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

Solicitor Neil Albert opened the reorganization meeting by requesting a motion to appoint a Chairman of the Zoning Hearing Board. Mr. Strausser moved to appoint David Wood as chairman. Mr. Beyer seconded the motion. David Wood was appointed unanimously as Chairman of the Manheim Township Zoning Hearing Board. Mr. Albert requested a motion to appoint a Vice Chairman to the Manheim Township Zoning Hearing Board. Mr. Strausser moved to appoint Matthew Wolf as Vice Chairman of the Manheim Township Zoning Hearing Board. Mr. Beyer seconded the motion. Matthew Wolf was appointed unanimously as Vice Chairman of the Manheim Township Zoning Hearing Board. Mr. Albert closed the reorganization meeting.

Timothy Strosser
75 Orchard Road; R-2 Residential

PLZHB20002

Timothy Strosser and Shawn Miller were sworn in for testimony.

Mr. Strosser began testifying by explaining that he is requesting to construct an addition to the dwelling to encroach within the 15-foot side property building setback. This addition would include a garage with a second floor and will be 11 feet from the side property line. The addition will be 10 feet 3 inches in depth.

Mr. Strosser also requested a time extension to obtain permits and to complete construction. There was a discussion of the time extension with the Board. Mr. Strosser agreed with 2 years to obtain permits and 3 years to complete construction. The Board asked about the height of the new addition. Mr. Strosser stated it the addition would be two stories at 19 feet in height which is the same height as the existing garage.

Mr. Beyer moved to approve a variance of Section 805.2.B.3.d.ii. to permit a proposed garage addition to encroach within the 15-foot side yard building setback; a variance of Section 2808.1. to permit a time extension of 2 years to obtain all necessary permits and 3 years to completion of construction. Mr. Strausser seconded the motion. The motion was approved 4-0. Mr. Stephens was absent.

MTS Group LLC
1046 Manheim Pike; I-2 Industrial and T-6 Urban Overlay

PLZHB20001

Derek Dissinger, David Marschka and William Swiernik were sworn in for testimony.

Attorney Derek Dissinger explained that Deerin Company owns this property and the property is within the I-2 Industrial zoning district and the T-6 Urban Transition Overlay.

Mr. Dissinger explained the requested variances regarding: the build to line, parking within the front yard, 60% of the building façade along the build to line, 10-foot wide sidewalk and the required street edge treatment. Mr. Dissinger stated that the proposed building will be 118 feet from the Manheim Pike street right of way, there will be 0% of the building façade along the build to line, proposing a 5-foot-wide sidewalk instead of the required to 10 feet, and proposing not installing a street edge treatment.

Mr. Dissinger stated that the property has some irregularities. He submitted a revised site plan and stated this will be an office building for a career placement business.

Mr. Swiernik reviewed the distributed a revised site plan of the property and a close-up plan of the front driveway entrance. He explained why the requested variances were needed. Mr. Swiernik stated that relief from the 20 build to line is needed because if the building would be placed closer to the Manheim Pike street right of way, access to the property would be blocked. A 5-foot sidewalk along the Manheim Pike is planned.

Mr. Maurer questioned if a sidewalk would be placed along Manheim Avenue at the rear of the property. Mr. Swiernik stated that he was not sure if there is an actual street at that point. There was a discussion regarding the Manheim Avenue right of way. Mr. Maurer stated there is a Manheim Avenue street right of way in that area behind this property. Mr. Marschka stated that he would place a 5-foot-wide sidewalk in the Manheim Avenue street right of way.

Mr. Swiernik explained the street edge treatment regarding not wanting a fence because the fence will impede vision and may block turning onto Manheim Pike. A sidewalk and landscaping will be placed in that area.

Mr. Dissinger summarized the discussions of the testimonies.

Mr. Wolf moved to approve the following: A variance of Sections 2407.5.B.1.b. and Section 2407.6.A. Appendix A Design Standard 4.3. to establish a build to-line greater than the 20 foot requirement; a variance of Section 2407.6.A Appendix A Design Standard 4.5 to permit less than 60% of building façade along the build-to-line; a variance of Section 2407.6.A. Appendix A Design Standard 13.4 to allow for parking to be placed in front of the building; a variance of Section 2407.6.A. Appendix A Design Standard 14.3. to allow for a reduction in a sidewalk

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width from 10 feet wide to 5 feet wide; a variance of Section 2407.6.A. Appendix A Design standard 16.4 to permit no street edge treatment along the build-to-line. Mr. Beyer seconded the motion. The motion was approved 4-0. Mr. Stephens was absent.

This meeting was adjourned at 7:22 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will held be on Monday, February 3, 2020 at 1840 Municipal Drive Lancaster, Pa. 17601

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