

Manheim Township Zoning Hearing Board Minutes
Monday, April 5, 2010
6:30 P.M.

Attendance:

Michael Winters	Present
Patrick Trimble	Absent
David Wood	Present
Edward Hoover	Present
Robert Byram	Absent
Helen Adams, Alternate	Present

Chairperson David Wood opened the Zoning Hearing Board meeting, requested a roll call, explained the Zoning Hearing Board meeting process, and announced the agenda. Helen Adams was seated on the Board and participated in the hearing and voted.

Penn Cinema Management Company
I-3, 541 Airport Road

Case 10-18

Thomas Matteson of Diehm and Sons Inc. was sworn in for testimony.

Mr. Matteson submitted a letter and explained that Penn Cinema is withdrawing the building height variance because after further evaluation he realized that the building would comply with the zoning ordinance 35 foot height requirement.

Mr. Matteson continued testimony by explaining that the property is 44 acres and that Penn Cinema is requesting two special exceptions, one to construct an IMAX theater and one to construct two restaurants on the property next to the existing movie theater. Mr. Mattson displayed a rendering of the building. There will be 325 parking spaces added to the property which meets the zoning ordinance requirements.

The Board questioned about the grassed over parking area that was a condition of the 2006 variance request for the reduction of parking spaces for the original movie theater. Mr. Matteson stated that parking lot four on the site plan was the area that was seeded over to satisfy that condition. The new building and new parking spaces would be placed over the grass over parking lot four.

Mr. Matteson further explained that Penn Cinema placed more parking spaces on the property than originally requested in the 2006 variance request. There are 597 existing parking spaces today, which exceed the 1 to 4 ratio of 436 parking spaces that was approved in the 2006 variance request.

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Mr. Matteson requested a variance for a time extension of one year to obtain permits from the date of the Zoning Hearing Board approval and 18 months from the date of obtaining the permits to complete construction.

Mr. Winters moved to approve the following: a special exception in accordance with section 1603.7. to permit the construction of a new movie theater; a special exception in accordance with section 1603.10. to permit the construction of two restaurants; withdrawal of the variance to section 1605.1. to permit a building height of 45 feet instead of the required 35 feet; a variance to section 2208.1. to permit an extension of time, specifically one year from the date of approval by this Board to obtain all necessary permits and 18 months from the date of pulling all necessary permits to complete construction. Mr. Hoover seconded the motion. The motion was approved 4-0.

The meeting adjourned at 6:47 PM. The next regularly scheduled meeting will be held on Monday, May 3, 2010 at 6:30 P.M.

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