

Manheim Township Zoning Hearing Board Minutes
Monday, May 7, 2012
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Present
Gregory Strausser	Present
Jennifer Luciani	Present

Chairman David Wood called the Zoning Hearing Board meeting to order, requested a roll call, explained the Zoning Hearing Board meeting process, and announced the agenda.

RGS Associates on behalf of Calvary Fellowship Homes
IN/T-4 Overlay District

Case 12-11

Mark Johnson, Chris Venarchick, Cliff Hurter, Larry Gerlach, John and Carol Byers were sworn in for testimony.

Robert Pfannebecker announced that the Zoning Hearing Board has received a letter from John and Carol Byers regarding stormwater concerns on their property and in the area. Mr. Johnson and Mr. Hurter were given a copy of that letter.

Mr. Johnson began by explaining the request and stated the following. Calvary Fellowship Homes is planning to remove an older outdated building and construct two buildings which would house a total of five (5) cottage units. There will be no effect on stormwater because there will be a net reduction of impervious coverage.

Mr. Johnson explained that Manheim Township adopted a new zoning ordinance with different regulation standards for a form base code. Calvary Fellowship Homes is an older retirement home development. The existing cottages were not built to the new regulation standards. Therefore, certain variances are required because the cottages cannot be built to the new standard and Calvary Fellowship Homes would like to match the existing building form. Mr. Johnson reviewed the requested variances regarding building setbacks, patios within the setbacks, build-to-lines and sidewalks

Public comment:

Referencing their submitted letter, John and Carol Byers, residents of Friendship Avenue, voiced concerns of existing stormwater problems located on their and their neighbor's properties. They believe that the stormwater is the result of the Calvary Fellowship Homes development over the years and that the proposed buildings will make the stormwater runoff worse. Mr. Hurter, of Calvary Fellowship Homes stated that over the years Calvary Fellowship Homes did address some of the stormwater problems in the past and that this proposal will not affect the stormwater problem noting the reduction of impervious coverage with this project.

Mr. Trimble moved to grant a variance of Section 1005.2.B.5.d. to allow buildings to be less than 50

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feet between front and /or rear faces; deny a variance of Section 2206.2.B. to allow the proposed patios to encroach within the required yards; grant a variance of Appendix "A" Design Standard 4.5. to allow 50 percent of the 3 unit building of the building façade to be located within the build-to line; grant a variance of Sections 2206.3.B. and 2404.2.B.1.b. to allow a maximum of 40 percent of the 3 unit building to be offset a maximum distance of 55 feet from the build-to line; grant a variance of Appendix "A" Design Standard 7.3 to allow attached front loaded-garages to be set back less than 15 feet from the primary façade's vertical plain; grant a variance of Appendix "A" Design Standard 13.4 to allow off-street parking within the Build-to Line between the proposed garage and the private drive; grant a variance of appendix "A" Design Standard 14.4 not to install sidewalk along the private drive, as per the testimony presented here this evening. Ms. Adams seconded the motion. The motion was approved 5-0.

Tracy Snyder.

R-3, 830 Martha Avenue

Case 12-12

Tracy and Thomas Snyder were sworn in for testimony.

Mrs. Snyder explained that she is requesting a special exception to operate a one chair hair salon. She stated that she previously operated a hair salon in the Landis Valley Shopping Center. A letter was submitted from a client to the Zoning Hearing Board. There will be two clients at any one time at the hair salon, but will only service one client at a time. There will be no employees.

There was a discussion regarding the hours of operation for the proposed hair salon. The hours were decided to be Tuesday through Friday 10:00 AM to 8:00PM and Saturday 11:00AM to 5:00PM.

Mrs. Snyder and the Board discussed parking for the proposed salon.

Mrs. Snyder requested if Mr. Snyder's sister could use the salon when Mrs. Snyder is on vacation or taking time off. The Board agreed as long Mrs. Snyder is the owner and operator of the salon. Mrs. Snyder stated that this probably would only occur four (4) times a year.

Mr. Trimble moved to grant a Special Exception in accordance with Section 2110.4.M.3. to permit a one chair hair salon with one operator as a Major Home Occupation with the following conditions: (1) Hours of operation Tuesday through Friday 10:00 AM to 8:00PM and Saturday 11:00AM to 5:00PM; (2) The sign installation shall comply with the Manheim Township Zoning Ordinance 2011-19; (3) This shall be an owner operator salon and there will be only one stylist on duty at any one time, never more than one. The property owner will be the main person, cannot be a situation where the owner is not there and someone else is the only one doing hair, it must be a home occupation. Mr. Hoover seconded the motion. The motion was approved 5-0.

The meeting adjourned at 8:14 PM. The next regularly scheduled meeting will be held on Monday, June 4, 2012 at 6:30 P.M.