

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

Attendance:

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

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

Martin & Daughters LP

Case 12-16

R-2, 647 East Roseville Road

Sue Martin and Holly Hendrix were sworn in for testimony.

Attorney Bernadette Hohenadel described the location of the property and the zoning of the property referencing the submitted site plan.

Ms. Hohenadel also explained the special exception and variance requests. She stated that the front and side setback variances are not needed because the building setbacks are already nonconforming as a pre-existing condition. Sam Maurer agreed.

Ms. Martin explained the existing and proposed site plan and floor plan improvements referencing the submitted site plan and floor plans.

Ms. Hendrix explained the operation of the proposed medical day care business.

Ms. Luciani moved to approve the following: a special exception in accordance with Section 301.4.E. to change an existing non-conforming professional office use to a non-conforming medical daycare use; a variance of Section 1106.2.B.5.d. to permit the playground equipment to encroach within the twenty (20) foot perimeter buffer. Mr. Strausser seconded the motion. The motion was approved 5-0.

Kevin Lapp

Case 12-17

B-3 with D-R Retrofit Overlay, 2055 and 2065 Fruitville Pike

William Swiernik and Kevin Lapp were sworn in for testimony

Mr. Swiernik described the layout of the subdivision plan and neighboring properties.

Mr. Swiernik also explained the proposed variance requests and reasons for the variance requests

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There were discussions regarding the center sign variance request, the build to line variance request and the parking space reduction variance request.

Ann Lusk questioned on how many signs would be placed along Fruitville Pike. Mr. Lapp stated that three (3) signs will be placed along Fruitville Pike.

The Zoning Hearing Board had an executive session and returned stating that they had concerns and needed more information regarding the center sign and the build-to line variance requests and suggested that a continuance may be needed.

Kevin Lapp requested to continue this case to the next regularly scheduled Zoning Hearing Board meeting which would be Tuesday, September 4, 2012.

Mr. Strausser moved to approve the continuance request to continue this case to the next regularly scheduled Zoning Hearing Board meeting of September 4, 2012. Ms. Luciani seconded the motion. The motion was approved 5-0.

The meeting adjourned at 8:25 PM. The next regularly scheduled meeting will be held on Tuesday, September 4, 2012 at 6:30 P.M.