

Manheim Township Zoning Hearing Board Minutes
Tuesday, January 7, 2014
6:30 P.M.

Attendance:

Helen Adams	Present
Jennifer Luciani	Present
David Wood	Absent
Gregory Strausser	Absent
James Bednarski	Absent
David Beyer	Present

Zoning Hearing Board solicitor, Neil Albert requested a roll call.

Mr. Albert then called the reorganization meeting to order and requested a motion to appoint a Chairman of the Zoning Hearing Board. Ms. Adams moved to appoint David Wood as Chairman. Ms. Luciani seconded the motion. The motion carried 3-0. Mr. Albert requested a motion to appoint Vice Chairman of the Zoning Hearing Board. Ms. Luciani moved to appoint Gregory Strausser as Vice Chairman. Ms. Adams seconded the motion. The motion carried 3-0.

Ms. Luciani moved to appoint Zimmerman, Pfannebecker, Nuffort & Albert, LLP law office as Manheim Township Zoning Hearing Board Solicitor. Mr. Beyer seconded the motion. The motion carried 3-0.

At the request of the Acting Chairman Helen Adams, Mr. Albert explained to Zoning Hearing Board procedure to the audience.

Hess Home Builders

2467 Lititz Pike, B-2 & T-5 Neffsville Neighborhood Overlay

Case PLZHB13215

Randy Hess was sworn in for testimony.

Mr. Hess explained the request and stated the following. The requests are for a variances to allow a café over 1,000 square feet to operate in the building, front yard setback of the building, and proposed café deck encroachment into the side yard setback. The building will be upgraded to the meet the ADA building code requirements and dressing up the appearance of the building. The café will replace the Metro Pizza which is also food service. The café will offer prepared food for takeout with seats to eat in.

The Board asked what type of business would be operating there. Mr. Hess did not know what food vendor would operate in the building.

Ms. Luciani moved to approve a variance of the Zoning Ordinance definition of café in Article 5 and the Code of Manheim Township Section 510-11 to permit a café larger than the required 1,000 square feet, also a variance of Zoning Ordinance Section 1204.2.B.5.a. and Code of Manheim Township Section 510-63.B.2.e.1. to permit the existing café building to encroach within the required twenty-five (25) foot front yard building setback, and a variance of Zoning

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Ordinance Section 1204.2.B.5.b. and Code of Manheim Township Section 510-63.B.2.e.2. to permit the proposed deck to encroach within the twenty-five (25) foot side yard building setback. Mr. Beyer seconded the motion. The motion was approved 3-0

Manheim Township School District

Case PLZHB13235

Neffsville Campus, R-3 & T-5 Neffsville Overlay

Brent Detter, Thomas Koch, Mark Stanley, Barbara Beard, Sean and Katherine Conlin, Ryan and Susan Scheaffer were sworn in for testimony.

Referencing the large site plan, Mr. Stanley explained the property location and present operations on the property and reviewed the zoning code special exception criteria regarding the proposed parking spaces, girl's softball field upgrade and maintenance facility. In addition, Mr. Stanley explained the requested variances regarding the parking lot in the front yards and the request for a sidewalk less than ten (10) feet in width.

Mr. Koch, Manheim Township School District Plant Manager, explained that tonight's proposals are in the school district's master plan. He stated that the requests add parking efficiently for during and after school hours, and moves the maintenance build from the bus garage location, moves the school buses to the Neffsville Campus, and upgrades the girl's softball fields with dugouts, bleachers and a press box.

Mr. Detter explained the locations and purposes of the proposed parking lots, the maintenance facilities, and sidewalks referencing site and elevation plans. He also reviewed the zoning code variance criteria.

Persons from the audience were sworn in and voiced concerns regarding water runoff, flooding, hours of the maintenance facility, and where persons presently park on the property.

Ms. Luciani moved to approve the following requests: a special exception under Section 510-38.F. and Section 510.25.3.B.2 of the Code of Ordinances to permit the construction of four (4) parking lots as accessory uses to the elementary and secondary schools, also improvements to the girls softball field including the dugouts and press box, and also, in addition, a building and grounds maintenance facility with a variance of Appendix A Section 13.4 of the Code of Ordinances to permit the construction of off-street parking in front of Neff Elementary; additionally, a variance of Appendix A. Section 14.3 of the Code of Ordinances to permit the construction of sidewalks that are less than ten (10) feet in width along Duke Street and Valley Road; and lastly, a variance of Section 510-256.A. of the Code of Ordinances to permit a time extension of five (5) years to obtain permits and approvals and initiate construction. Mr. Beyer seconded the motion. The motion was approved 3-0.

The meeting was adjourned at 7:48 PM. The next regularly scheduled meeting will be held on Monday, February 3, 2014 at 6:30 P.M.