

Manheim Township Zoning Hearing Board Minutes
Monday, March 3, 2014
6:30 P.M.

Attendance:

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

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

Samaritan Counseling Center
1803 Oregon Pike, Institutional

Case PLZHB14163

Jason Best, Donald Stewart, Kristine Champion, Shirley O'Leary, Chad Garrety, James R. Benson, and Donald Hess were sworn in for testimony.

Mr. Best began his testimony by explaining the request for a special exception to construct an addition onto the existing Samaritan Counseling Center office building located on the property of Highland Presbyterian Church. Mr. Best further explained that this addition will allow expansion of mental health care.

Mr. Best reviewed the special exception criteria of the zoning code with the Board and explained that this is an expansion of an existing use within the same building since 1988, with no adverse affect to the street connections and parking of Manheim Township.

Ms. Champion explained that the hours and days of operation will not overlap the church use and there should not be any parking problems. There are no Sunday office hours.

Mr. Garrety of RLPS Architects described the proposed architecture of the new addition and stated that it was designed to match the style of the prior 1998 addition.

Ms. O'Leary of the Lancaster County Preservation Trust Action Committee stated her recommendations regarding what changes should be made to the proposed addition's architecture is to match the style of the original farmhouse building, regarding the window layout and the pent roof of the prior addition.

Mr. Strausser moved to approve a special exception in accordance with of Sections 510-46.E. and 510-253.B. to permit the expansion of an accessory use and accessory building to a House of Worship for the Samaritan Counseling Center. Mr. Beyer seconded the motion. The motion was approved 3-0

Zoning Hearing Board Minutes

Monday, March 3, 2014

Page 2

The meeting was adjourned at 7:14 PM. The next regularly scheduled meeting will be held on Monday, April 7, 2014 at 6:30 P.M.

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