

Manheim Township Zoning Hearing Board Minutes
Monday, December 1, 2014
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Absent
Helen Adams	Present
Jennifer Luciani	Absent
David Beyer	Present
Patrick Trimble	Present

Chairman, David Wood called the meeting to order, explained the meeting process and announced the agenda.

Dung Ho **PLZHB14366**
1140 Elizabeth Avenue, I-2 Industrial and T-6 Urban Transition Overlay

Dung Ho, Anita Do, Lance Lopez and Harvey Miller Esq. were sworn in for testimony.

Mr. Miller stated that Anita Do, daughter of the applicant, will be testifying for Dung Ho because of a language barrier.

Referencing the floor plan, Mr. Miller directed Ms. Do to review the layout and operation of the proposed restaurant and pool tables. Ms. Do also stated the following: The table and chairs marked with an X will be eliminated from the plan. There will be 28 seats in the restaurant and pool table room. The hours of operation will be 9AM to 12AM Monday through Thursday and 9AM to 2AM Friday through Sunday. No alcohol will be served.

Mr. Miller reviewed the special exception criteria with Ms. Do.

Mr. Wood questioned about parking for the proposed restaurant and the Safe Business Center property. There was a discussion regarding parking on the property and number of parking spaces.

Referencing the aerial photo and site plan, Mr. Lopez explained that there are 82 parking spaces on the Safe Business Center. Parking spaces to be used by the tenants and American Bar and Grill. In addition Mr. Lopez stated that he has an agreement to use 10 parking spaces on the Conestoga Fuels property across Elizabeth Avenue for his tenants.

Mr. Lopez stated the Safe Business Center tenants and their business hours. He also stated that he purposely chooses businesses that their business hours do not overlap because of limited parking.

Jerry Flury, owner of the Flury Foundry on nearby Juliette Avenue, stated that there are parking problems in the area. The foundry property is being used for parking by the American Bar and Grill patrons.

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Mr. Maurer asked Ms. Do what the expected customer numbers will be at certain hours. Ms. Do stated at 9AM to 10 AM may be 11 people; 11AM to 5PM may be slow; 5PM to 12AM may be 14 people.

Mr. Trimble moved to approve a special exception in accordance with Sections 510-89.B. to operate a restaurant with the following pre-conditions: The hours of operation will be 9:00AM to 12:00AM Monday through Thursday, and 9:00AM to 2:00AM Friday through Sunday; Seating be limited to no more than 28 seats; The landlord will maintain 82 parking spaces on the current site as stated in the testimony and also an additional 20 parking spaces across Elizabeth Avenue with the neighboring landowner per agreement as stated by the landlord here tonight. Ms. Adams seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 7:25 PM. The next regularly scheduled meeting will be held on Monday, January 5, 2014.

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