

Manheim Township Zoning Hearing Board Minutes
Monday, January 5, 2015
6:30 P.M.

Attendance:

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

Solicitor Neil Albert chaired the reorganization meeting.

Mr. Albert requested a Chairman nomination. Mr. Strausser nominated David Wood as Chairman. Ms. Adams seconded the nomination. The nomination was approved 4-0. Mr. Wood did not vote.

Mr. Albert requested a Vice Chairman nomination. Ms. Luciani nominated Greg Strausser as Vice Chairman. The nomination was approved 4-0. Mr. Strausser did not vote.

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

G Investments

PLZHB15001

645 East Oregon Road, I-3 Industrial and D-A Airport Overlay

Jay Garber and Paul Artale were sworn in for testimony.

Mr. Artale described an overview of the existing property and explained that this project is to construct a self-storage business on the rear of this property. This will expand the self-storage business across East Oregon Road. Three variances are being requested.

Jay Garber explained the operation of the existing self-storage business and stated that this proposed self-storage business would be operated the same. Mr. Garber stated the Lancaster Airport Administrator, Dave Eberly is fine with this project.

Mr. Artale described this project referencing the site plan and aerial photographs. The proposed self-storage business and buildings will be constructed at the rear of this property to hide the proposed storage buildings behind future development planned for this property. The future buildings will comply with the D-A Overlay regulations.

Mr. Artale explained the requested variances regarding the build-to-line and street edge requirements to obtain relief of the D-A Overlay requirements, reduced sidewalk width, and time limit extension to obtain permits and complete construction.

There was a discussion regarding the build-to-line regulations.

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Mr. Strausser moved to approve the following: a variance of Section 2409.3.C. to permit building placement as shown on the plans; a variance of Section 2409.6.1 (General Design Standards) should zoning interpretation deem other design standards such as street edge treatments applicable; a variance of Section 2409.6.1. and Appendix A-14.3 to permit a reduced sidewalk width of five feet for the property within the nonresidential development; a variance of Section 2808.1 to allow two years from the date of approval of the variances to obtain permits/begin construction and three years to complete construction of the improvements. Mr. Beyer seconded the motion. The motion was approved 5-0.

**Lancaster Country Day School
725 Hamilton Road, R-2**

PLZHB15002

Steven D. Lisk, Brent M. Detter, Mark L. Henise, and Benedict H. Dubbs were sworn in for testimony.

Attorney Caroline Hoffer stated that there was a neighborhood meeting with the residents. Ms. Hoffer described the property and the existing conditions and then explained the proposed project. Six (6) parcels will be combined with this project. The school district will demolish and rebuild additions, add a parking area and reconfigure the traffic circulation on the property. Temporary educational cottages will be placed on the property to house the students during construction and will remain until construction is completed, which will be longer than 180 days.

Ms. Hoffer explained the special exception and variance requests.

School Administrator Steve Lisk explained the reason for the school building expansion and new parking area. School programs continue to expand, need more classrooms, expecting 50-60 more students with 625 to 675 total students attending school.

Referencing the building plans, Architect Mr. Dubbs describe the proposed building addition and interior alterations.

Landscape Engineer, Brent Detter, described and explained the proposed parking lot and other proposed changes to the property. Proposing 274 parking spaces for the property. The additional parking spaces will help remove the cars that are parked on the street.

Mr. Detter explained the requested special exception and variances regarding temporary educational cottage time limit, existing building setback, and height of proposed addition.

Traffic Engineer, Mark Henise, explained the traffic study results and road improvements proposed with this project.

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The neighbors voiced concerns regarding traffic congestion, proposed left turning lane impact on President Avenue, noisy busses, parking on Shriner Avenue by school staff and students, and also voiced stormwater concerns.

Mr. Lisk stated that there is a parking policy which will be strictly enforced and will not allow cars to park on street.

Mr. Beyer moved to approve the following requests: a special exception in accordance with section 803.2. for the alteration and expansion of the elementary and secondary school including temporary educational cottages to be used during construction; a variance of Article 5 regarding the “temporary use” definition to allow temporary educational cottages to remain on the school’s property in excess of 180 consecutive days; a variance of Section 806.2.B.5.a. to permit the encroachment of the existing school building within the thirty-five (35) foot front yard building setback along Shriner Avenue; a variance of Section 806.1. to permit the school building to exceed the thirty-five (35) foot maximum building height requirement not to exceed forty-two (42) feet in height as noted in the testimony earlier; with the following conditions: The temporary classrooms shall be removed from the property after the construction of the improvements proposed in the Application has been completed, Commercial deliveries and commercial traffic to and from the School’s Property shall be limited to between 6:00AM and 5:00PM, The School shall adopt a regulation which requires that all staff and students park their vehicles on the parking lots and not on the streets adjacent to the school and shall use its best efforts to enforce the regulation, The School must comply with its plans and promises presented to the Zoning Hearing Board, A violation of any of the conditions of this decision shall constitute a violation of the Ordinance.

Ms. Adams seconded the motion. The motion was approved 5-0.

Drive Time

PLZHB15003

1450 Manheim Pike, B-4 Business and D-R Retrofit Overlay

Sean Fitzgerald, Tom Hall and AC Silverthorn were sworn in for testimony.

Attorney Matt Crème described the location and existing conditions of the property including the legal description of the property.

Mr. Crème explained the project to locate a motor vehicle sales business on the property. There will be an addition constructed on the existing bank building.

Mr. Crème explained the requested variances regarding the build-to-line and street edge requirements to obtain relief of the D-R Retrofit Overlay requirements, lot width of the north lot, open area and perimeter buffer requirements.

Mr. Fitzgerald explained the Drive Time business operation and stated the gas station building will be removed and will add pavement in its place.

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Mr. Hall explained the lot improvements regarding a building addition and are creating more parking spaces along the property perimeter for car display,

Ms. Silverthorn requested that the Board deny this request until she can contact the owners of Park City and negotiate a purchase or lease of the fifty (50) foot strip of land in front of her property located at 1280 Plaza Blvd. Ms. Silverthorn's request was discussed by the Board and it was decided that her issue has nothing to do with this case and therefore will not be addressed.

There was an executive session.

Ms. Luciani moved to deny the request. Ms. Adams seconded the motion. The motion did not carry, with two (2) members voted for the motion and three (3) members voted against the motion with Mr. Beyer, Mr. Strausser and Mr. Wood dissenting.

Mr. Beyer moved to approve the following requests: a variance of Section 301.1 and Section 1405.2.J.4. to permit less than a 150 foot lot depth; a variance of Section 2408.2.B.2. to permit the adaptive reuse of the bank building and construct an addition and to permit the building and addition to be farther back than the twenty-five (25) foot build to line requirement; a variance of Section 2408.2.B.3. and Appendix A 4.6 to eliminate the street edge treatment requirement regarding a fence, hedge or wall; a variance of Section 1405.2.J.5.e. to eliminate the twenty (20) foot perimeter buffer and provide a ten (10) foot perimeter buffer of grass/turf; a variance of Section 1405.2.J.7. to permit a ten percent (10%) minimum open area. Mr. Strausser seconded the motion. The motion was approved 3-2 with Ms. Luciani and Ms. Adams dissenting.

The meeting was adjourned at 11:02 PM. The next regularly scheduled meeting will be held on Monday, February 2, 2014.