

Manheim Township Zoning Hearing Board Minutes
Wednesday, November 4, 2015
6:30 P.M.

Attendance:

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

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

Bradford T. and Jill M. Clubb
168 West Airport Road, I-1 Industrial and D-A Airport Overlay

PLZHB15304

David Christian and Bradford Clubb were sworn in for testimony.

Mr. Christian distributed marked up site plans showing the existing and proposed improvements on the property. Mr. Christian explained the request is to construct additional parking on this property and also on the adjacent Lancaster Airport Authority property. Mr. Christian stated that in the past this Lancaster Airport Authority property was used for airplane navigation, and now it is not being used for that purpose any longer.

Referencing the distributed exhibit Mr. Christian described the existing conditions of the property and explained the four (4) requested variances regarding setbacks for the proposed parking lot and driveway to property lines, using a different property for parking and the size of the clear site triangles.

Mr. Christian stated that the zoning ordinance requires 20 parking spaces for Mr. Clubb's Flyway Excavating business operating on this property. Mr. Christian also stated that the applicant told him that Twenty (20) parking spaces are also needed for the Flyway Excavating business operations.

Mr. Christian stated that a lease agreement will be signed and obtained from the Lancaster Airport Authority to use their lot for parking.

Mr. Trimble moved to approve the following: a variance of Section 2005.1. to permit five (5) newly proposed parking spaces to be situated within a lot other than the lot the building is situated upon contingent upon securing a signed lease from the Lancaster Airport Authority; a variance of Section 2511.1.C. to locate a new (second) access drive which will only be situated ten (10) feet from the eastern-most side property line; a variance of Section 2512.2.A. so that a ten (10) foot wide planting strip is not required along the inside and outside perimeters of the Airport lot; a variance of Section 2202 to reduce the clear site triangles to 60 feet, 52 feet, 62 feet

Zoning Hearing Board Minutes

Wednesday, November 4, 2015

Page 2

and 49 feet as presented and on the exhibit and according to the testimony presented here this evening. Ms. Adams seconded the motion. The motion was approved 3-0.

Phase II, LLC

1049 Buckwalter Road, R-1 Residential

PLZHB15305

Sandy Kime of the ELA Group, Carrie Evans, Dave Cookson, Neil Kline, Tipu Faiz Saleem, Saba Faiz, David Schultz, Eleni Kourgelis, Constantine Kougelis were sworn in for testimony.

Mr. Kime explained that the applicant is requesting a variance to permit the encroachment of the existing dwelling and patio into the front yard building setback along Buckwalter Road because of the widening of Buckwalter Road.

Mr. Kime described the location of the property and explained that a subdivision and land development plan is in the process to construct a housing development on the property which requires the Buckwalter Road right of way to be widened to comply with the Township requirements. This is the reason for the variance request.

Neighbors that attended the hearing stated that they oppose the development of the property and raised the following concerns: lower property value of their properties, noise, housing density of the property, water drainage, water pressure, and the change of the character of the neighborhood

The Board explained to the residents that the Zoning Hearing Board cannot address these concerns and told them to attend the Manheim Township Planning Commission and Commissioners meetings during the subdivision and land development meeting process.

There was an executive session.

Mr. Trimble moved to approve a variance of Section 705.2.B.3.d.i. to permit the thirty (30) foot front setback requirement to be reduced to twenty-two (22) feet for the existing dwelling and walled patio located within the project site as per the testimony presented here this evening. Ms. Adams seconded the motion. The motion was approved 3-0.

Alvin S. and Naomi S. King

202 Schreiner Station Road, Agricultural

PLZHB15306

Sheila O'Rourke and Alvin S. King were sworn in for testimony.

Attorney O'Rourke distributed site plan exhibits and explained that Alvin King wants to subdivide 10 acres from his 86 acre farm for his son to live on and farm. This property is within the Agricultural zoning district. The 10 acres would include 3.4 acres of floodplain and 6.6 acres outside of the floodplain.

Zoning Hearing Board Minutes

Wednesday, November 4, 2015

Page 3

Ms. O'Rourke described the farm property as having the following on the property: 38 percent of floodplain, Route 222, and a creek.

Ms. O'Rourke stated the applicant must request a variance because the zoning ordinance does not allow the floodplain to be included in the minimum 10 acre requirement for a farm property.

Ms. O'Rourke stated that there is a hardship because the property is irregularly shaped, includes floodplain and the owner wants to protect the parent farm for his farming.

Mr. Trimble moved to approve a variance from Sections 605.2.A.1., 2210 and 2403.3. to permit the creation of a ten (10) acre lot where part of the lot is located within the floodplain as per the testimony presented here this evening. Ms. Adams seconded the motion. The motion was approved 3-0.

Hess Home Builders

PLZHB15307

R-3 Residential and T-4 Urban Neighborhood Overlay

Randall Hess was sworn in for testimony.

Mr. Hess stated that he is requesting a variance to permit the encroachment of the side yard building setback. He explained that he constructed a new home on an infill lot. A stormwater management plan was completed for the lot. When the stormwater facilities were completed an as-built survey plan was done to verify the location of the stormwater facilities. The as-built plan revealed that the house was 8 inches into the 10 foot side yard building setback.

When the property was surveyed, the dwelling foundation was staked off and constructed. The subcontractor must have constructed the foundation on the wrong side of the surveyed line for the foundation.

Mr. Trimble moved to approve a variance of Section 905.2.B.3.d.ii. to permit the encroachment of the dwelling into the western side yard setback of up to one (1) foot, as per the testimony presented here this evening. Ms. Adams seconded the motion. The motion was approved 3-0.

The meeting was adjourned at 8:22 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, December 7, 2015.