

Manheim Township Zoning Hearing Board Minutes
Monday, April 4, 2016
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
Jennifer Luciani	Present
David Beyer	Present
James Stephens	Present
Patrick Trimble	Absent

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

The Cope Company Salt

PLZHB16039

549 West Roseville Road, B-4 Business and D-R Retrofit Overlay

Ronald Myer was sworn in for testimony.

Mr. Myer explained the request to place a 29 foot tall cover over an existing salt storage pit with 8 foot concrete block side walls to protect the salt from the weather. The life span of the cover is 20 years. Mr. Myer explained that they purchase salt in bulk to give the customer a lower price.

Mr. Myer explained that a variance is requested because the cover exceeds the 10 foot height requirement for accessory structures.

Ms. Luciani moved to approve a variance to Section 2103.1. to place a cover over an existing salt pit to exceed the maximum accessory structure height requirement of 10 feet. Mr. Strausser seconded the motion. The motion was approved 5-0.

Alvin and Naomi King
202 Shreiner Road, Agricultural

PLZHB16040

Gregory Strausser recused himself from this case because Mr. King is his client.

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

Ms. O'Rourke explained the history of the property. A 10 acre portion is being subdivided from Alvin King's 86 acre farm for his son, Benuel, to live and farm.

Ms. O'Rourke further explained that an existing stone driveway which is on the 10 acre lot encroaches within the 3 foot property line setbacks. A variance is being requested so the driveway would not need to be moved and placed on prime farmland. This stone driveway is shared with the owners of the cabins at the river.

Ms. O'Rourke explained the unique features of the property to warrant the variance request.

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Mr. Beyer moved to approve a variance from Sections 2211.2, 2012.3., and 503 to permit a shared driveway within the side yard setback. Ms. Luciani seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 7:06 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, May 2, 2016.

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