

Manheim Township Zoning Hearing Board Minutes
Monday December 5, 2016
6:30 P.M.

Attendance:

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

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

Brook Farms Development II, LLC **PLZHB16342**
471 Juliette Avenue, I-2 and T-6 Urban Transition Overlay

James Welch began testimony by explaining the project regarding the construction of a parking lot to service the Cleo Health Center that is being constructed at the former stockyard property within the City of Lancaster. Mr. Welch also explained that the parking lot is allowed by conditional use within the T-6 Urban Transition Overlay. A conditional use request was submitted to the Township Commissioners for review. Mr. Welch then explained the variance request to permit the construction of a 5 foot wide sidewalk instead of the required 10 foot wide sidewalk.

Greg Swartz was sworn in for testimony.

Mr. Swartz stated that he is an engineer and he designed the Cleo Health Center which is now being constructed. He then explained that there will be 123 parking spaces in this proposed parking lot. The Cleo Health Center complies with the City of Lancaster parking requirements but the client wanted extra parking spaces in case they are needed.

Mr. Swartz further explained that the City of Lancaster and the Manheim Township Comprehensive Plan only requires 5 foot sidewalks. The proposed 5 foot sidewalks are consistent with the existing sidewalks along the Lancaster County office property along Marshall Avenue.

Mr. Stephens moved to approve the request for a variance from Section 2407.6.A. Appendix A, Design Standard 14.3 of the Zoning Ordinance so as to permit development of the property with sidewalks five (5) feet in width. Mr. Beyer seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 7:00PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Tuesday, January 3, 2017.