

Manheim Township Zoning Hearing Board Minutes
Monday, February 6, 2017
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.

Patrick Antonacci **PLZHB17007**
2630 Lititz Pike; B-2 Business and T-4 Neffsville Village Overlay

Patrick Antonacci, Vicky Miley and James Miley were sworn in for testimony.

Mr. Antonacci explained that he is planning to construct a 10 foot addition onto the end of the existing garage and move the garage doors to the side of the garage facing Lititz Pike and stated the following: Everything that is stored outdoors will be moved inside of the garage. He will clean up the property. There is a problem with theft from this property.

Mr. Antonacci stated that he started to erect a fence along the side property line until he was told a permit was needed. He stopped erecting the fence then submitted a zoning permit.

Mr. Antonacci stated that he is requesting a variance to place a 6 foot fence along the right side property line up to the front of the house, encroaching within the front yard 50 foot building setback. Mr. Antonacci then stated that he will place a 42 inch fence from the right side property line to the house. He stated that fence is needed because there is a problem with the neighbor's tenant's children trespassing on his property and climbing on his trucks.

There was a discussion regarding the garage being close to the corner of the alley and there may be traffic concerns on the alley. Mr. Antonacci stated only about 2 cars an hour use the alley and should be no problem.

The owners of the neighboring property, Vicky and James Miley voiced concerns with the new fence that may be encroaching within their property. The Mileys stated that Mr. Antonacci should be required to complete a survey to find the property lines. The Miley's stated that they were also concerned with the proposed garage expansion at the corner of the alley.

Mr. Wood stated that the board cannot give permission to place a fence on the neighbor's property and it is not up to the Zoning Hearing Board to determine the property lines. The neighbors together must find their property lines.

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There was a discussion of a suggestion to expand the garage on the side of the garage toward the house. Mr. Antonacci stated that the garage is on an angle on the property and that expansion may encroach into the neighbor's property.

Mr. Strausser moved to approve a variance of Section 2102.5. and Section 705.2.B.3.d.ii. to permit an expansion of an existing detached garage to encroach within the side yard building setback; a variance of Section 2108.1 to permit a 6 foot fence to encroach within the front yard building setback. The motion was seconded by Mr. Beyer. The motion was approved 3-2 with Ms. Luciani and Mr. Stephen dissenting.

Charles F. Snyder III

PLZHB17008

3110 Lititz Pike, B-1 Business and T-5 Neffsville Village Overlay

Charles F. Snyder III and Charles F. Snyder Sr. were sworn in for testimony.

Charles Snyder III explained the project and stated the following: the funeral home is planning to place a pet crematory into the existing garage stall number three. This will be a renovation of the building not an expansion. Pets are considered part of the family. There are a lot of requests for pet cremations and services.

Referencing elevation and floor plans Charles Snyder III described the proposed location and explained the operation of the incinerator to be used. There will be a service and viewing room to watch the pets being placed into the incinerator.

There was a discussion regarding parking. Charles Snyder III stated that the southern part of the parking lot is hardly used and there should be not be any parking problems.

There was a discussion that the zoning ordinance does not differentiate between a human and a pet crematory.

Ms. Luciani moved to approve a special exception in accordance with Section 1103.5. to permit the renovation of the existing funeral home to add a pet crematory. Mr. Stephens seconded the motion. The motion was approved 5.0.

The meeting was adjourned at 7:37 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, March 6, 2017.