

Manheim Township Zoning Hearing Board Minutes
Monday, April 3 2017
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, and explained the meeting process.

Matthew and Laurie Weitzel
1110 Hunsicker Road, Agricultural

PLZHB17050

Matthew and Laurie Weitzel were sworn in for testimony.

Mrs. Weitzel explained that they are in the process of purchasing this property and would like to use the existing accessory dwelling unit for her parents to live in. Mrs. Weitzel stated that the existing accessory dwelling unit is smaller than my parents would need and would like to expand the accessory dwelling unit by 117 square feet in the basement. Mrs. Weitzel stated that she is requesting a variance to allow the proposed accessory dwelling unit to exceed the 1,000 square foot limit by 117 square feet, because her parents like have their grandchildren visiting them. In addition, a variance is also requested to use the basement for the accessory dwelling unit.

There was a discussion regarding having a part of the accessory dwelling unit in the basement.

Mrs. Weitzel stated that the existing accessory dwelling unit is 783 square feet.

Mr. Stephens moved to approve special exception in accordance with Section 2515. to permit an accessory dwelling unit with a new owner; a variance of Section 2515.9. to use a portion of the basement for the accessory dwelling unit; a variance of Section 2515.6. to exceed the 1,000 square foot area requirement to the size per testimony for the proposed accessory dwelling unit. Mr. Beyer seconded the motion. The motion was approved 5-0.

Robert L. Fryer Jr.
Pickering Circle Subdivision, R-2 Residential

PLZHB17051

George Smith and Sandy Kime were sworn in for testimony.

Mr. Kime explained that he is requesting a variance to allow the use of the FEMA Flood Insurance Survey for the location of the floodplain for the Pickering Circle subdivision. The Manheim Township floodplain ordinance requires a floodplain survey and does not permit using the FEMA study.

Zoning Hearing Board Minutes

Monday, April 3, 2017

Page 2

Mr. Kime stated that this area was surveyed by FEMA and this survey is conservative for this area. Mr. Kime displayed the floodplain location on the submitted development plans.

Mr. Albert gave a letter to Mr. Kime from Manheim Township civil engineer C.S. Davidson stating that they will agree to allow the use of the FEMA study for the subdivision.

Mr. Smith stated that the FEMA floodplain study is appropriate.

Daniel Ebersol of 1859 New Holland Pike asked how this would affect his property and he compared the FEMA floodplain line with his old plan. Mr. Smith stated that this variance would not effect Mr. Ebersol's property

Mr. Strausser moved to approve a variance of Section 301.2 of the Manheim Township Floodplain Ordinance to permit the use of the April 16, 2016 FEMA Flood Insurance Study that delineating the 100-year floodplain for the subject property. Mr. Stephens seconded the motion. The motion was approved 5-0.

**Eden Rock Partners and George H. and Elizabeth A. Kratzert
780 Eden Road, I-1 Industrial and D-R Retrofit Overlay,**

PLZHB17052

Frank Vargish was sworn in for testimony.

Mr. Vargish described the property and explained that the Manheim Zoning Hearing Board approved several variances for this subdivision in 2008 and now are requesting a time extension for the subdivision to finish the subdivision approval.

Mr. Vargish stated that as the result of the Permits Extensions Act the expiration of the Zoning Hearing Board approval was extended to July 2, 2017. The Zoning Hearing Board first must approve the variance to proceed with the development plan process before July 2, 2017 or the variances will be null and void and a new land development plan must be submitted to the Township.

Mr. Vargish explained that the reason why the subdivision plan process was not finished is because of the 2008 economic downturn and Mr. Kratzert could not afford to pay the land development submittal fees to proceed with the process.

Mr. Stephens moved to approve a variance of Section 2808.1. of the current 2014 zoning ordinance to extend the deadline to obtain permits to September 30, 2019 and to complete construction to September 30, 2020. Mr. Beyer seconded the motion. The motion was approved 5-0.

Pack Pro Technologies

PLZHB17053

204 Bucky Drive, I-1 and D-A Retrofit Overlay

Brian Cooley, Jarrett Chaffee and Janis Chaffee were sworn in for testimony.

Mr. Cooley distributed a color copy of the submitted proposed land development plan of the property and described the lot and the proposed development of the lot. Pack Pro is a full service packaging equipment distributor. They offer services which includes telephone support, maintenance contracts on site machinery services, project engineering and consulting, relocation and PLC upgrades and machine installations.

Mr. Cooley explained that a 15,000 square foot building is proposed to be built on the property with the parking in the front of the building and the loading docks in the rear of the building. The building setback will be 50 foot in the front.

Mr. Cooley explained the requested variances regarding not placing the building at the build-to line, not placing the parking in the rear of the building, encroaching within the 10 foot planting strip with the driveway in the rear and not requiring to place a sidewalk along Bucky Drive..

Mr. Cooley stated that the other properties on the street is have the 50 foot setback and there is no sidewalks on the street. Placing the parking in the rear would mix the car traffic and the truck traffic and would not be safe. There are no sidewalks in the area to connect.

Mr. Chaffee stated that their existing building is 6,500 square feet and they want to expand to grow the business. The grading of the property works for the dock doors in the rear.

There was an executive session.

Mr. Trimble made a motion to approve the following: a variance pursuant to Section 2409.3.C. and Section 2409.6.1., Appendix A, Form Based Code Section 4.3. not to require the proposed building to be constructed along the required build-to-line; a variance pursuant to Section 2512.2.A. not to require a 10 foot planting strip along the drainage easements on the property; a variance pursuant to Section 2409.6.1., Appendix A: Form Base Code Section 4.5 not to require 60% of the building façade to be constructed along the build-to-line; a variance of Section 2409.6.1. Appendix A, Form Base Code, Section 13.4. not to require off-street parking to be placed at the rear of the building; a variance pursuant to Section 2409.6.1., Appendix A Form Based Code, Section 14.4. not to require the placement of sidewalks along the street as per the testimony presented here this evening. Mr. Strausser seconded the motion. The motion was approved 4-1, with Mr. Wood dissenting.

The meeting was adjourned at 8:45 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, May 1, 2017.