

Manheim Township Zoning Hearing Board Minutes
Wednesday, November 1, 2017
6:30 P.M.

Attendance:

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

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

High Hotels **PLZHB17265**
1450 Harrisburg Pike; I-1 and PCD

Mr. Wood announced that a letter was received by the Township stating that the applicant is requesting to continue this case to the December 4, 2017 Zoning Hearing Board meeting. The Board unanimously approved the motion to continue this case to December 4, 2017.

Agustin S. Cuascut **PLZHB17303**
1565 Manheim Pike; B-4 Business and D-R Retrofit Overlay

Agustin S. Cuascut and Tim Flaiz were sworn in for testimony.

Mr. Cuascut began by explaining that he is requesting a special exception to operate a martial arts studio at the Granite Run Shopping Center at 1565 Manheim Pike.

At his current location, the martial arts classes are from 5:30 p.m. until 9:00 p.m. and afternoon hours are between 4:00 p.m. to 6:00 p.m./4:00 p.m. to 5:30 p.m. for an after school sports program.

Future hours of operation would be 9:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to noon Saturday. Mr. Cuascut explained that he would like to expand to these hours because he eventually wants to have a daytime summer camp for their martial arts students. So, summer camp hours would be 7:30 a.m. to 9:00 p.m.

Mr. Cuascut explained they are allocated 9 parking spots. There is an average of 20 students per class. Most of them are family groups of 2 or 3. Besides those nine parking spots they are looking at about four additional spots for each 50 minute class. There is going to be a changeover period where there might be a few extra vehicles in the parking lot. Because of the different businesses that are in the shopping center, the parking spaces are mostly needed during the day.

There was a discussion regarding the Manheim Township parking regulations and regarding parent drop-off of students.

Zoning Hearing Board Minutes

Wednesday, November 1, 2017

Page 2

Mr. Cuascut stated that there will be three employees that will park in the back of the shopping center.

Ms. Luciani moved to approve a special exception in accordance with Section 1403.2. to permit Martial Arts Fitness Center to operate as a commercial recreation use with a condition that the hours of operation will be 7:00 a.m. to 9:00 p.m. Monday through Saturday. Mr. Stephens seconded the motion. The motion was approved 4-0.

Because there were Manheim Township School District students in the audience, Mr. Wood and the Board explained what the Zoning Hearing Board does, and then explained the process of the meetings

The meeting was adjourned at 6:58 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, December 4, 2017.

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