

Manheim Township Zoning Hearing Board Minutes
Wednesday, January 3, 2017
6:30 P.M.

Attendance:

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

Zoning Hearing Board Attorney, Neil Albert, opened the reorganizing meeting for 2018. Mr. Albert requested a roll call of the members. The roll call was taken and Mr. Albert stated that there is a quorum of the Board.

Mr. Albert requested a nomination for Chairman of the Manheim Township Zoning Hearing Board. Greg Strausser moved to nominate David Wood as Chairman. David Beyer seconded the motion. The motion for Chairman was approved 3-0. Greg Strausser made a motion to nominate James Stephens as Vice Chairman of the Manheim Township Zoning Hearing Board. David Beyer seconded the motion. The motion was approved 3-0.

Vice Chairman James Stephens called the regular meeting to order and explained the Zoning Hearing Board meeting process and announced the agenda.

Yoan Henriquez **PLZHB17333**
450 Belair Drive; R-2 Residential

Iraldo Rodrigues was sworn in for testimony.

Mr. Rodrigues stated that Yoan Henriquez is in another country so he will testify for Mr. Henriquez.

Mr. Rodrigues stated the following: Mr. Henriquez is improving his house and installed a fence. A retaining wall will be installed under the fence. Mr. Henriquez wants to level this property with the retaining wall. The height of the fence is 6 feet inside and 8 feet outside. The fence height steps down at the property lines because of the slope of the property. Yoan wants the fence to be 6 feet inside the fence.

The Board and Mr. Rodriguez discussed what could be done without the retaining wall. There was a discussion about the slope of the property and the retaining wall.

Neighbor Joann Ross stated that everything done to this property is beautiful. Ms. Ross has no problem the proposed fence.

Mr. Strausser moved to approve for a variance of Section 2108.1. to permit a fence taller than 6 feet in height, to limit it to a maximum height of eight (8) feet measured from the existing ground elevation. Mr. Beyer seconded the motion. The motion was approved 3-0.

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G Investments

PLZHB18001

645 East Oregon Road; D-A Airport Overlay

Jay Garber and Brent Detter were sworn in for testimony.

Mr. Detter explained the project for the construction of mini warehouses and requested a time extension to finish the project. Three more mini warehouse buildings are planned to be constructed.

There was a discussion regarding how much time is needed to finish the project.

It was decided to request a time extension to March 3, 2021 to coincide with the land development plan expiration date.

Mr. Beyer moved to approve a variance a variance of Section 2808.1 to permit completion of construction and improvements no later than March 3, 2021 which is beyond the original three (3) years previously authorized by the Zoning Hearing Board action of January 5, 2015 meeting. Mr. Strausser seconded the motion. The motion was approved 3-0.

Thomas Koch

PLZHB18002

450 Candlewyck Road; R-2 Residential

Thomas Koch was sworn in for testimony

Mr. Koch explained the request to install a sign on the canopy of the Bucher School building to identify the Bucher school entrance from the Manheim Township School District Office entrance.

Mr. Koch stated that people mistakenly go to the school district administrative office entrance instead of unmarked Bucher school entrance. There are no other signs identifying Bucher School located on the property. The Bucher School and the administration office are in the same building.

Mr. Koch described the requested sign which would be 36 square feet. The school district administration building has an existing 73 square feet sign at their entrance.

Mr. Strausser moved to approve a variance of Section 1805.2. Table 2 Part B to allow a public use sign on the main entrance canopy at the Bucher Elementary School in addition to the existing public use sign at the district office. Mr. Beyer seconded the motion. The motion was approved 3-0.

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Emerald Foundation

2120 Oregon Pike; R-2 Residential

PLZHB18003

Laurie Cubell was sworn in for testimony.

Ms. Cubell explained that she went before the Zoning Hearing Board last year for approval to occupy the building and to install the proposed freestanding sign. The proposed free standing sign was not erected but is still wanted.

Ms. Cubell stated that they want to change the existing sign to place the names of the tenants that occupy the building on the sign until enough money is raised for the proposed sign. The proposed sign will promote events in the building

Ms. Cubell stated that they are requesting a 2 year time extension to allow the new proposed sign to be erected.

Mr. Beyer moved to approve a variance of Section 2808.1. to permit a time extension of 24 months of the prior sign approval of case PLZHB17003 to replace the existing freestanding sign with a larger freestanding sign regarding square feet and height and including an electronic variable messaging sign. Mr. Strausser seconded the motion. The motion was approved 3-0.

Professional Design and Construction

1290 Fruitville Pike; R-1

PLZHB18004

Larry Prescott and Jason Perkowski were sworn in for testimony.

Mr. Perkowski stated the following: An addition was constructed on the church. The existing church has a cross and flame sign on the building and a freestanding sign along Koser Road. There is no sign on the west side of the church fronting Fruitville Pike. People cannot find the church because the entrance is on Koser Road.

Referencing the elevation plans, Mr. Perkowski explained the congregation is planning to install 2 signs on the side of the addition facing Fruitville Pike. One would be a cross and flames and the other sign would be the name "Faith United Methodist Church". Mr. Perkowski stated that this is the minimal size of the sign that could be seen from Fruitville Pike. In addition, the name of the church is planned to be placed on the south side of church under the existing cross and flames.

There was a discussion on the square footage of the proposed signs. With the proposed signs it would total 242 square feet of signs on the property including the freestanding sign.

Lisa Douglas stated that only 40 square feet of public use sign area are permitted on the property.

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Mr. Perkowski explained that they want to attract the south bound traffic to see the sign because people cannot find the church. This is a community hub which hosts outside groups and they want the church to be found by the groups.

There was a discussion of other alternative signs that could be placed on the property.

There was an executive session.

The Board was concerned about the scale of the proposed signs and feel that more information is needed to prove the proposed size of the signs are needed.

Mr. Perkowski stated that the proposed signs would not be intrusive to the neighbors and are needed for emergency organizations to find the church.

Mr. Strausser moved to continue the request to the next regularly scheduled meeting of February 5, 2018 to give time to prepare alternate information for the application. Mr. Beyer seconded the motion. The motion was approved 3-0.

The meeting was adjourned at 8:10 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday February 5, 2018.

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