

Manheim Township Zoning Hearing Board Minutes
Monday, October 2, 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.

Victory Church
140 Hess Blvd.; R-2 Residential

PLZHB17196

Mr. Wood announced that a letter was received by the Township stating that the applicant is requesting to continue this case to the April 2, 2018 Zoning Hearing Board meeting. The Board unanimously approved the request.

High Hotels
1450 Harrisburg Pike; I-1 and PCD

PLZHB17265

Mr. Wood announced that a letter was received by the Township stating that the applicant is requesting to continue this case to the November 1, 2017 Zoning Hearing Board meeting. The Board unanimously approved the motion.

Melvin Petersheim
662 Integrity Lane, R-1 Residential

PLZHB17263

Melvin Petersheim and Matthew Mutschler were sworn in for testimony.

Mr. Petersheim applied for a special exception to place an accessory dwelling unit above the garage and a variance for the accessory dwelling unit to exceed 1,000 square feet.

Mr. Petersheim stated that he built an apartment above the barn/garage. Mr. Mutschler's family lives in the house and his daughter and her boyfriend wants to live in the requested accessory dwelling unit above the barn/garage. Mr. Petersheim stated that he lives with his father on the farm next to this property.

Mr. Mutschler stated that his daughter is not handicapped. The Board discussed the definition of an accessory dwelling unit regarding the occupant must be elderly or handicapped. In addition, the Board discussed the requirement that the owner of the property must live in either the accessory dwelling unit or the principal dwelling unit structure.

There was an executive session.

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Mr. Wood explained to Mr. Petersheim that the Board has a problem with this application and needs more information. Then Mr. Wood stated that Mr. Petersheim should continue this case to the December meeting and hire a professional to present his case and present more information. Mr. Petersheim agreed to continue this case to the December meeting.

Mr. Stephens moved to approve to continue this case to the December Zoning Hearing Board meeting. The motion was seconded by Mr. Strausser. The motion was approved 5-0.

Manheim Township School District

PLZHB17264

155 School Road, R-3 Residential and T-5 Neffsville Overlay

Caroline Hoffer, Thomas Koch, Steve Gergely and Anthony Colstock were sworn in for testimony.

Ms. Hoffer explained that the Manheim Township School District is planning to replace the existing middle school building with a new larger building to be constructed in the parking lot that is next to the existing school building. She distributed exhibits 1 - 9.

Ms. Hoffer explained the height variance request for the new school building.

Referencing the exhibits of the new school building elevation and floor plan and aerial view of the property Mr. Gergely described the existing school building location and proposed location of the new school building.

Mr. Gergely explained the project. In addition, Mr. Gergely explained that an interior driveway will be constructed to connect both sides of the campus. He also explained the plan for the bus parking lot, faulty parking lot, and a variance request not to place landscape islands within the faculty parking lot.

There was discussion of the landscape island variance request. The Board was concerned about not complying with the landscape island zoning ordinance regulations.

Referencing the elevation and floor plans Architect Anthony Colstock described the layout of the proposed school building and the architectural features of the building. He explained that the height variance is required to raise the roof to 40 feet to allow the placement of clear story windows which will allow indirect sunlight into the school saving energy. The height variance is also needed for the media center design. There was a question why not install skylights. Mr. Colstock explained that the skylights would allow direct sunlight in the building increasing the temperature of the inside of the building and also skylights have leaking problems.

Traffic engineer Jared Neal explained the completed traffic study for the proposed middle school project. Mr. Neal stated that there is no adverse effect on traffic from this project.

Ms. Hoffer reviewed the special exception criteria and the time extension request.

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There was a question if there will be a loss of parking spaces during construction. Mr. Gergely explained that the campus will have 1,268 parking spaces during construction which will comply with the zoning ordinance parking regulations.

Mr. Stephens moved to approve a special exception in accordance with 903.2. to allow an elementary or secondary school; a variance of Section 906.1. to exceed the maximum 35 foot building height requirement by 5 feet; a variance of Section 2808 for a time extension to allow for two (2) years to obtain permits and five (5) years from approvals to complete construction. Ms. Luciani seconded the motion. The motion was approved 4-1 with Mr. Wood dissenting.

Mr. Wood called for a motion for the variance request regarding the parking island issue.

Mr. Strausser moved to approve a variance of Section 2512.3.C.3. not to require one (1) standard landscape island for every twenty (20) parking spaces or ten (10) parking spaces in a single row. Ms. Luciani seconded the motion. The motion was denied 4-1, with Mr. Wood voting to approve the motion.

The meeting was adjourned at 9 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, November 1, 2017.

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