

Manheim Township Zoning Hearing Board Minutes
Monday, June 4, 2018
6:30 P.M.

Attendance:

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

Chairman David Wood called the regular meeting to order, requested a roll call, welcomed the recently appointed Zoning Hearing Board member Matthew Wolf, and explained the Zoning Hearing Board meeting process and announced the agenda.

**Joel Hess of Knutzen Landscape Inc.
1008 Laureldale Court; R-1 Residential, Cluster Development**

PLZHB18115

Lawrence Berger was sworn in for testimony.

Mr. Berger explained that he lives in the Bent Creek Villas and is planning to expand the existing patio in the rear yard with stone pavers that includes sand joints.

Mr. Berger is requesting a variance to encroach further into the rear yard building setback and he stated that he obtained approval from the Bent Creek Architectural Board and the Villas at Bent Creek Homeowner's Association for the requested patio expansion.

Mr. Berger stated that the existing patio is 14 feet 8 inches from the rear of the dwelling. The expansion will be expanded to 16 feet from dwelling. The new patio will be 16 feet by 26 feet.

There was a discussion between the Board and Mr. Berger regarding the distance of the proposed patio expansion to the rear property line. It was discovered that the patio expansion will be 14 feet from the rear property line.

Mr. Stephens moved to approve a variance of Section 2106. to permit the expansion of an existing patio to encroach within the 25 foot rear yard building setback. Mr. Beyer seconded the motion. The motion was approved 5-0.

**JG Environmental
776 Flory Mill Road; I-1 Industrial and D-R Retrofit Overlay**

PLZHB18116

James Guerin, and Brian Cooley of D.C. Gohn were sworn in for testimony.

Mr. Cooley explained the existing conditions of this property, described the surrounding properties and Route 283. This lot has an on-lot water well and public sewer.

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Mr. Cooley explained that a 5,300 square foot addition is planning to be constructed making the building under one roof. The two existing above ground outdoor tanks will be placed inside the addition underground to mix saw dust into the liquid to be disposed of. The indoor tanks will have more storage making the process more efficient. There will be total of 17 employees and will provide 15 parking spaces.

Mr. Cooley explained that the building will be constructed over existing impervious coverage and will be no increase of impervious coverage.

Mr. Cooley reviewed the requested variances regarding: the front yard building setback encroachment at Rt. 283, no public water, encroaching within the side yard building setback, not placing the addition at the build to line and being further than 25 feet from the street right of way of Flory Mill Road.

The Board requested if they could redesign the building to prevent some variances. Mr. Strausser raised concerns with the closeness of the proposed building to the Rt. 283 right of way. He was also concerned that PennDot may widen the street right of way of Rt. 283 in the future.

Mr. Guerin stated that this plan is smaller than they wanted. This property is for the facility and the offices will be moved to another property. This addition will make this business more competitive. Mr. Guerin explained the process of mixing sawdust with the liquid and taking the mixture to the land fill. The existing gravel area will be turned to green space where possible.

Mr. Strausser moved to approve the following: a variance of Section 1504.2.G.1. to not require public water; a variance of Section 1504.2.G.5.a. to permit the new building addition to encroach within the 50 foot front yard building setback along Rt. 283; a variance of Section 1504.2.G.5.b. to permit the building addition to encroach within the 25 foot side yard building setback; a variance of Section 2408.2.B.2. to allow the new building addition to be setback further than 25 feet from the right-of-way; a variance of Section 2408.3.A. Appendix A Design Standards 4.3 to not require the new building addition to be placed at the Build To Line; a variance of Section 2408.3.A. Appendix A Design Standards 4.5 to not require 60% of the new building addition façade to be placed along the Build-To-Line along Flory Mill Road. Mr. Stephens seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 7:25 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday July 2, 2018.