

Manheim Township Zoning Hearing Board Minutes
Tuesday, September 4, 2018
6:30 P.M.

Attendance:

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

Chairman David Wood called the regular meeting to order, requested a roll call, explained the Zoning Hearing Board meeting process and announced the agenda.

Steve Groff **PLZHB18215**
645 East Oregon Road, I-3 and D-A Airport Overlay

Steve Groff and Taylor Groff were sworn in for testimony.

Steve Groff began testimony by explaining that he operates a craft beverage business in York County.

Steve Groff is requesting grass parking for an event for 4 weekends on the Kissel Valley Farm.

Referencing the site plan Mr. Groff described the event details: It was decided not to have a Friday event as requested on the application. The patrons will enter on the gravel driveway at the farm buildings and exit on Airport Road. An estimate of 300 cars will park on the 3.3 acres of land and the parking will be 50 feet from the roads. Security firms will be used with local fire company and EMS on standby. The hours of operations will be on Saturdays at 12 PM to 7 PM and Sundays at 12 PM to 5 PM.

The Board requested the dates of the events. Mr. Groff stated the dates as Saturday, September 15, 2018 to Monday, October 1, 2018. Mr. Groff stated that he will meet with the neighbors regarding the events.

Mr. Stephens moved to approve a variance of Section 2007 "Parking area surface" to permit the use of a grass field at Kissel Valley Farm to park motor vehicles of patrons attending four 2018 beer garden weekend events on this same property. Mr. Beyer seconded the motion. The motion was approved 4-0.

Neffsville Bagels Inc. **PLZHB18216**
2520 Lititz Pike; B-2 Business and T-5 Neffsville Overlay

Nancy Tipton and Eric Perrone were sworn in for testimony.

Ms. Tipton explained the project. The existing 40 square foot sign had problems with the panel falling down and was repaired. It is a bad sign design. Ms. Tipton displayed photos of the signs

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located on the neighboring businesses and stated that 20 square feet of sign is allowed. A variance is being requested to erect a new 37 square foot sign which will include a message panel.

Mr. Perrone stated that he wants the new sign to keep up with the neighboring business signs and to take advantage of the 20,000 cars a day using the Lititz Pike.

Ms. Tipton stated that the new sign will be placed 14 feet from the Lititz Pike right of way which meets the zoning ordinance requirements..

Mr. Strausser moved to approve a variance of Section 1805.2. Table 2 Part A to permit the installation of a freestanding sign larger than the 20 square foot requirement. Mr. Stephens seconded the motion. The motion was approved 4-0.

Ty Mad Lancaster, LLC

PLZHB18217

1343 Fruitville Pike; B-4 Business and T-6 Urban Transition Overlay

Rachel Whitlock and Nelson Whitlock were sworn in for testimony.

Mrs. Whitlock explained that they have a franchise and operate a Board and Brush business. This will be their fourth business. She explained the business as a BYOB where you bring your own beverage and create home décor that you may use. Instructors would lead the classes. The wood would be pre-cut and stored within the building. There are off site warehouses from where they distribute the wood.

Ms. Whitlock explained the parking situation and the property. The businesses in the building have regular business hours. The classes for the Board and Brush business start at 6 PM and the people arrive in groups. There will be a of maximum 24 people with 4 instructors.

Property Owner Mike Vasile confirmed that the parking lot is empty after business hours.

Mr. Beyer moved to approve a special exception in accordance with Section 1403.2. for a commercial recreation facilities use to operate a Board & Brush creative studio business. Mr. Stephens seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 7:15 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, October 1, 2018.