

Manheim Township Zoning Hearing Board Minutes
Monday December 3, 2018
6:30 P.M.

Attendance:

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

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

Noemi Palacios **PLZHB18333**
120 Corry Avenue, R-2 Residential

Matthew Davies of Zephyr Thomas was sworn in for testimony.

Mr. Davies stated that the owner is planning to construct a carport on the side of the dwelling which will encroach within the side yard building setback. The husband has a disability and cannot unload in the existing garage.

Mr. Davies stated that it would be too expensive to renovate the garage. The carport would be 10 feet wide and would encroach within the side yard setback. There are arborvitae trees on the side property line that would block viewing the carport. The neighbors signed a notarized statement stating their support of the carport.

Mr. Davies stated that a stormwater management plan would be completed to address stormwater.

There was a discussion regarding the side yard distance to the property line. Mr. Davies stated that the property line was surveyed and the side property lines is on the other side of the arborvitae trees. The arborvitae trees may need to be trimmed. They will try to save the arborvitae trees.

Mr. Strausser moved to approve a variance of Section 805.2.B.3.d.ii. to construct an aluminum carport addition on the dwelling encroaching within the 15 foot side yard building setback. Mr. Beyer seconded the motion. The motion was approved 4-1 with Mr. Trimble dissenting.

SKL Properties **PLZHB18334**
2061 – 2091 Grand Street; B-3 Business and D-R Retrofit Overlay

William Swiernik and Kevin Lapp were sworn in for testimony.

Mr. Swiernik stated that he is requesting a variance for a time extension from the January 3, 2017 Zoning Hearing Board approval for the proposed phase 2 project for Overlook Center.

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Mr. Swiernik stated that there is no change to the project.

There was a discussion of the proposed time extension. It was decided that permits to be obtained by January 3, 2021 and construction to be completed by January 3, 2022.

Mr. Beyer moved to approve a variance of Section 2808. for an extension of the period of time in which to obtain permits and complete construction of improvements associated with Zoning Hearing Board Case PLZHB17004 as submitted and per the testimony. Mr. Wolf seconded the motion. The motion was approved 5-0.

**Eagle View Amish Parochial School
286 Bushong Road, R-1 Residential**

PLZHB18335

Daniel King and John Pogue were sworn in for testimony.

Mr. Pogue began by explaining they are planning to construct a school on the 30 acre tract of land. There is a subdivision plan being reviewed by Manheim Township to subdivide 12 acres for another house and the proposed school from the 30 acres. There will be a one acre leased area for the school, driveway, two privies and a ballfield. The proposed school will be built close to Mr. King's property. The location of the school complex was chosen after careful consideration not to use more farmland than necessary.

Mr. Pogue stated that the proposed school will serve the Bushong Road area and a certain number of students, approximately 25 students will attend the school. The students will be driven to the school.

Mr. Pogue stated that they are requesting a special exception to build the school and discussed variances regarding the 18 foot front yard and 16 foot side yard setbacks requests for the school building, the placement of a fence within the proposed right of way and the height of a fence within the front yard, and not requiring public water and sewer.

There was a discussion of the sewer and water variance requests. There will be two privies with a holding tank that will be pumped, and a water pump from Mr. King's property would be used.

Mr. Pogue displayed photographs of the property and highlighted where the school building will be located.

Mr. Strausser moved to approve a special exception in accordance with Section 703.4. to construct a school; a variance of Section 706.2.C.1. to permit on-lot sewage and no water supply in accordance with the sewage holding tank described in the application; a variance of Section 706.2.C.5.a and 706.2.C.5.b. for reduced front and side yard setbacks for school buildings and other structures consistent with the drawing presented in the application; a variance of Section 2108.2. for the height of fence in the front yard taller than 42 inches; a variance of Section

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2108.5. to permit a fence within the proposed right of way. Mr. Trimble seconded the motion. The motion was approved 5-0.

**Brethren Village
3001 Lititz Pike; Institutional**

PLZHB18336

Dale Weaver was sworn in for testimony.

Mr. Weaver explained that he has additional details regarding the wall setbacks and size of the sign proposed at the corner of Airport Road and Lititz Pike. Brethren Village wants to construct a wall and sign that matches Lancaster Airport's sign across Airport Road at Sheetz. The size of the sign will still be the Zoning Hearing Board approved 35 square feet in area but the façade will be larger. The sign area is measured around the letters and not the façade.

Mr. Weaver explained the October 2018 Zoning Hearing Board request and approval to the Board members that were not in attendance at that meeting.

Mr. Weaver stated that he is requesting the wall and sign to encroach within the 10 foot setback requirement from street right of way. The amount of setback needed is not known because there is a lot of pipes and utilities in the ground at that location.

There was a discussion about the sign setback relief needed for the variance. It was agreed that a 4 foot setback of the sign and wall from the right of way would be good.

Mr. Trimble moved to approve approved a variance of Section 1805.2. Table 2 Part B to the size of the sign as per the testimony presented this evening and also for the sign to be placed no less than less than 4 feet from the right of way as per the testimony presented. Mr. Wolf seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 7:43 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting on Monday, January 7, 2019 was cancelled because of the lack of submittals.

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