

Manheim Township Zoning Hearing Board Minutes
Wednesday, November 6, 2019
6:30 P.M.

Attendance:

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|----------------|---------|
| David Wood | Present |
| Greg Strausser | Present |
| David Beyer | Present |
| James Stephens | Present |
| Matthew Wolf | Present |

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

M&G Realty Inc. PLZHB19305
1850 Oregon Pike/ East Roseville Road; B-2 Business / DC Corridor Overlay

After seeing the large number of people in attendance for this case, in which there was a line out the door into the parking lot. The Board had discussions with the attorneys and agreed to continue this hearing.

Mr. Stephens moved to continue this hearing to Monday, December 2, 2019 at 6:30 at the Manheim Township Public Library. Mr. Strausser seconded the motion.
The motion approved 5-0.

David Wood announced that this hearing will be continued to the next regularly scheduled Zoning Hearing Board meeting on Monday, December 2, 2019 because of the large attendance. This continued meeting would take place at the Manheim Township Public Library. Many persons left the building after this announcement.

High Properties PLZHB19306
500 Alden Way; R-3 Residential

Ed Ostrowski, George Smith and Jeff Shue were sworn in for testimony.

Mr. Ostrowski stated that the applicant is requesting a variance of the floodplain ordinance. A stormwater management plan was submitted to the township and 2 reviews were done. The applicant wants to construct needed garages for residents. The comments from the Manheim Township Planning Commission was to delineate the floodplain which the Manheim Township Floodplain Ordinance requires.

Referencing the site plan of Greenvue Terrace, Mr. Ostrowski showed the location of the proposed garages compared to the location of the FEMA floodplain designation at Landis Run creek.

Mr. Shue testified that the Manheim Township Floodplain Ordinance requires that the floodplain must be delineated by a floodplain study if the floodplain is not within 10 percent of the FEMA floodplain designation. It was found that the floodplain at that location is a 16 percent difference.

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Mr. Shue explained the reasons the Manheim Township Floodplain Ordinance requires a floodplain study. Mr. Shue stated that he would not recommend approving the variance because they should comply with the Floodplain Ordinance so as not to set a precedent.

There was a discussion what type of floodplain study is required. Mr. Shue stated that it is up to the civil engineers what study is needed to delineate the floodplain.

Mr. Smith stated that what is submitted to the Board supports the FEMA floodplain study and a new study will not create any better information

Mr. Strausser moved to deny the variance of Section 301.2. of the Manheim Township Floodplain Ordinance to permit the use of the April 16, 2016 FEMA Flood Insurance Study for delineating the 100-year floodplain. Mr. Stephens seconded the motion. The motion was approved 4-1, with Mr. Wood dissenting.

WH Indian Springs Drive LLC

PLZHB19307

600 Pleasure Road; R-3 Residential and T-4 Urban Neighborhoods Overlay

William Cassidy, Mike Huxta and Mike Callahan were sworn in for testimony.

Mr. Beyer announced that he is recusing himself from the hearing because he works for Mula Architects who are working on this project.

Mr. Cassidy distributed exhibits of the elevation plan of the apartments. He described the owner and property and stated that 2 lots will be joined together in common with this project to build an apartment building. Two variances are requested for the density of 42 apartments and one for an encroachment of the driveway into the 10-foot planting strip.

He explained that the property is within the R-3 Residential zoning district which allows apartments dwellings.

Mr. Huxta explained the location of the property referencing the site plan and stated the following: Two lots will be joined to create a 1.9-acre lot. The zoning district is R-3 and the T-4 urban neighborhood Overlay. Mr. Huxta stated that the applicant is planning to construct a three-story apartment building at 36 feet in height, then explained the project. Pleasure Road would be widened, and the parking complies with the zoning ordinance. They wanted to minimize the variances. This project complies with the zoning standards and the Manheim Township Comprehensive Plan.

Mr. Callahan explained the history of the project. A new initiative is planned with this building to construct a 55 plus senior apartment building. He stated that they had two meetings with neighbors to explain this project. Mr. Callahan's stated that the neighbors had concerns with traffic, section 8 housing and lighting, and the construction of the building. Mr. Callahan explained that this project has a lower housing density than the neighboring Calvary Homes and

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Skyline Drive apartment buildings. Mr. Callahan submitted nine letters of approval for this project. He described the variance and location of the driveway that would encroach within the 10-foot planting strip.

The Board voiced concerns on what the hardship is. Mr. Callahan stated that he could not build a lower number of apartments because it would not be economically feasible. There was a hardship discussion with the Board and Zoning Hearing Board solicitor

A petition was submitted with 98 signatures opposed to this project.

Many residents voiced the following comments and concerns about this project: There is no hardship, should only be 13 apartments which are permitted, would change the character of the neighborhood, density issue too many apartments, cannot create your own hardship, project is too big, safety concerns regarding crime and traffic, traffic concerns, esthetics, cars on access drive pulling out onto Pleasure Road, increased noise, may lower property values, may cause parking problems on neighboring streets, neighbors will have trouble selling their homes, may have stormwater system problem with more water runoff, flooding, privacy, street widening, traffic pattern of the project, cars may wake a residents driving in the driveway next to homes and too many people.

There was an executive session.

Mr. Strausser moved to deny a variance of Section 905.2.E.1.a. to allow a higher density of apartment dwelling units on the subject tracts and correspondently denying a variance of Section 2512.2.A to allow the parking lot interior drive lane to encroach within the required 10-foot planting strip along the south property line. Mr. Stephens seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 10:50 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be held on Monday December 2, 2019 at the Morgan Center at the Manheim Township Public Library.