

Manheim Township Zoning Hearing Board Minutes
Monday, February 3, 2020
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Absent
James Stephens	Present
Matthew Wolf	Present
Jane Macedonia, Alternate	Present

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

Lancaster Country Club
1466 New Holland Pike; R-1 Residential

PLZHB20008

Matthew Crème, Ryan Granruth, and Chris Venarchick were sworn in for testimony.

Mr. Crème distributed 2 site plans of the property. Mr. Crème began testimony by stating that the Manheim Township Commissioners adopted ordinance 2020-03 amending the zoning ordinance adding a Country Club use as a special exception within the R-1 zoning district. The ordinance allows the Lancaster Country Club use to be an approved use instead of a non-conforming use.

Mr. Venarchick explained exhibits 1 & 2, a land development overall site plan and zoomed site plan. Mr. Venarchick described all the buildings on the property including the future proposed pool house, paddle warming hut, turn food service buildings. Mr. Venarchick stated that the driveway will be moved to line up with the street across New Holland Pike. Lancaster Country Club complies with the country club definition. A land development plan will be completed for the proposed buildings.

Mr. Venarchick reviewed the height variances requested for the paddle hut, turns stand and pool house. These buildings are far from Route 23 and will not cause and adverse effects for the property. Mr. Venarchick reviewed the special exception criteria.

Mr. Crème stated that the variances are de minimis with no impact and the buildings can barely be seen.

Mr. Strausser moved to approve the following: a special exception in accordance with Section 706.2.D. to permit the operation of a golf course and country club use and to construct certain accessory buildings and other proposed improvements and a variance of Section 2103 to permit the proposed accessory buildings to be in excess of 10 feet in height, as specifically noted in the applicant's application narrative; The paddle tennis warming hut not to exceed 14 feet in height, the turn building / stand not to exceed 11 feet in height, and the pool house building not to exceed 18 feet in height. Mr. Wolf seconded the motion. The motion was approved 5-0.

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Steinman Communications

PLZHB20009

330 Eden Road; I-1 Industrial and D-R Retrofit Overlay

Joe Donaldson, Brent Good, Steve Sickling, and Jason Confair were sworn in for testimony.

Attorney Stacey Brubaker described the existing conditions of the property and stated that they are non-conforming and are requesting variances. She described the location of the property which is an industrial district beside the Eden Resort property. The property is also beside the vacated Esbenschade Road which was cut off by Route 30 and was abandoned by Manheim Township in 1978. This road is used by the newspaper for truck delivery. There are 3 tracts of land which will be joined together then separated into two lots. The lot to the east will be retained and the other lot will be sold.

Mr. Good reviewed the requested variances regarding building encroaching within the side yard building setback, 10-foot perimeter buffer, building length, driveway encroaching into the 20-foot side yard driveway setback, 10-foot planting strip along Eden Road, and parking lot interior landscaping.

Ms. Brubaker stated that all variances are existing conditions. There is existing landscaping along the property line with Eden Resort. The hardship would be that it would be difficult to change the existing building and parking lot. The zoning setbacks were different when this lot was developed.

Mr. Confair, Attorney for Eden Resort, distributed a letter then explained the letter contents: The requested variances are not undue hardships and should be denied, only separating the property to sell the lot, hardship cannot be for economic benefit, Eden Resort is concerned with the suites close by the Esbenschade Road driveway, Eden Resort will not grant an easement on the shared former Esbenschade Road, Eden resort does not use this road.

There was a discussion of the letter.

There was a discussion regarding the letters and its comments.

Mr. Strausser moved to approve the following requests: a variance of Section 1504.2.G.5.b. to permit the existing building to encroach within the 25-foot side yard building setback along the western property line; a variance of 1504.2.G.5.e. to permit encroachment within the perimeter buffer along the western and southern property lines; a variance of Section 1504.2.G.7. to permit the existing building to exceed 150 feet in length; a variance of Section 2511.1.C. to permit the existing industrial use driveway to encroach within the 20-foot setback requirement along the western property line; a variance of Section 2512.2.A. to permit encroachment within the required 10-foot planting strip along the northern, western, and southern property lines at specific locations; a variance of Section 2512.3.A. not to require additional landscape screen plantings along the parking lot at the street right of way; a variance of Section 2512.3.C. not to require new interior landscaping in the parking lot. Mr. wolf seconded the motion. The motion was approved 4-1. Mr. Stephens voted against the motion.

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Marshall Avenue Properties LLC

PLZHB20-010

I-2 Industrial and T-6 Urban Transition Overlay; 1102 and 1116 Marshall Avenue

Brian Shaub and Mike Huxta were sworn in for testimony.

Attorney Stacey Brubaker stated the following: The property is located within the I-2 zoning district. The owner owns both properties and is planning to join the 2 lots into one lot. The reason to join the lots is that the building was built over the common properties and to clean up the property. All these are existing conditions.

Mr. Huxta described the property and explained the variance requests regarding lot area requirements, lot line lengths, building setback encroachments, separation of the driveways, screening along the street right of way, and screening along the residential use property line.

Mr. Huxta stated that another reason to join the properties together is that the Manheim Township Code Compliance Department's review were requiring some building changes because of the property line location.

Mr. Stephens moved to approve the following: A variance of Section 1604.2.F.2. to allow the existing non-conforming lots to be combined for a total 60, 900 square feet; a variance of Section 1604.2.F.4. to allow the existing lot depth to remain at 174 feet; a variance of Section 1604.2.F.5. to allow the existing minimum yard setbacks to remain and allow the building to encroach within the required building setbacks; a variance of Section 2511.1.B.2. to allow the existing driveway entrances to remain at their current location at approximately 20 feet apart; a variance of Section 2512.3.A. to allow the existing parking area with 12 spaces to remain without screening along the street right of way; a variance of Section 2512.4. to allow the existing building and parking area to remain without screening. Mr. Wolf seconded the motion. The motion was approved 5-0.

This meeting was adjourned at 9:15 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will held be on Monday, March 2, 2020 at the Manheim Township Public Library, 595 Granite Run Drive Lancaster, Pa. 17601.