

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

Attendance:

David Wood (by Zoom computer conference)	Present
Greg Strausser (by Zoom computer conference)	Present
David Beyer	Absent
James Stephens (by Zoom computer conference)	Present
Jane Macedonia, Alternate (by Zoom computer conference)	Present

Zoning Hearing Board Solicitor, Neil Albert, Court Reporter Allen Blank, Zoning Officer Lisa Douglas and Assistant Zoning officer Samuel Maurer were present at the Manheim Township Municipal Building.

The Zoning Hearing Board meeting was held remotely because of the COVID-19 and the Zoning Hearing Board members and applicants participated remotely through the Zoom App.

David Wood called the regular meeting to order and requested a roll call. All Zoning Hearing Board members were remotely present through the Zoom App.

The entirety of each public hearing was stenographically recorded.

Beiler Home Builders Inc
378 Amber Drive, R-1 Residential

PLZHB20183

The applicant Samuel Beiler and buyer Joseph Schmidt were sworn in for testimony.

Mr. Beiler explained that he is requesting a special exception for an accessory dwelling unit. In addition, Mr. Beiler explained that he noticed after the application submission that the accessory dwelling unit is larger than 1,000 square feet.

Mr. Schmidt stated that his wife's parents, James and Marilyn Wagner will live in the accessory dwelling unit.

There was a discussion whether to amend the request to request a variance. Samuel Beiler agreed to request a variance to amend the application for a variance of the accessory dwelling unit size. The Board unanimously approved by voice vote to amend the application to request a variance for the size of the accessory dwelling unit.

Mr. Strausser moved to approve a special exception in accordance with Section 2515. to construct a new single-family detached dwelling to include an accessory dwelling unit within the dwelling; and approve a variance to Section 2515.2.A.6. for said accessory dwelling unit to exceed 1,000 square feet in size but be no greater than 1,400 square feet in size. The Board approved the motion 4-0.

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Lancaster Airport Authority

PLZHB20184

500 Airport road, Suite G; I-3 Industrial and D-A Airport Overlay

The applicant David Eberly was sworn in for testimony.

Mr. Eberly explained that a transportation vehicle maintenance building is being constructed on the airport property for the maintenance of the airport equipment and the washing of school busses. Mr. Eberly stated that he is requesting a variance because there is no public water on the airport property and is planning to use a “very good” water well located on the airport property to service this transportation vehicle maintenance building. This well is servicing other buildings on the airport grounds.

There was a discussion of where the closest public water is located. Mr. Eberly stated that the Stauffers of Kissel Hill store is the closest public water supply, but Warwick Township does not allow to supply public water outside of their municipality.

Mr. Stephens was disconnected from the zoom meeting during of the some testimony because of a thunderstorm. He later returned to the meeting. He decided not to vote because he did not hear all of the testimony.

Mr. Strausser moved to approve a variance of Section 2409.3.A. to permit a proposed vehicle maintenance facility to provide water from an on-lot water well instead of providing public water service. The motion was approved, 3-0. Mr. Stephens did not vote.

Proceedings adjourned at 7:03 PM.

The next Zoning Hearing Board meeting will be held on August 3, 2020 beginning at 6:30 p.m.

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