

Manheim Township Zoning Hearing Board Minutes
Monday, December 7, 2020
6:30 P.M.

Attendance:

David Wood	Absent
Greg Strausser (zoom computer conference)	Present
David Beyer (zoom computer conference)	Present
James Stephens (zoom computer conference)	Present
Jane Macedonia (zoom computer conference)	Present

Zoning Hearing Board Solicitor, Neil Albert, 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 participated remotely through Zoom. The applicant participated remotely through the Zoom App.

Acting Chairman James Stephens called the regular meeting to order and requested a roll call. Zoning Hearing Board members were remotely in attendance present through Zoom. The Court Reporter, Allen Blank, was present through zoom computer conference.

The entirety of the public hearing was stenographically recorded.

The Mennonite Home
1520 Harrisburg Pike, Institutional and D-R Retrofit Overlay

PLZHB20457

John Sauder and Chris Venarchick were sworn in for testimony on zoom computer conference.

Mr. Venarchick described the property and the location to the Board stating that there are 2 properties of 8.5 acres each with 16 acres in all.

Mr. Venarchick explained the requested variance regarding not placing trees in the proposed parking lot islands and constructing a parking lot within the riparian buffer and floodplain.

Mr. Venarchick explained that the Mennonite Home will demolish a portion of the existing building and parking lot and replace them with a new parking lot. The existing building and parking lot are within the floodplain and riparian buffer. The existing parking lot has 65 parking spaces and the new parking lot will provide 140 parking spaces which is needed for employees to allow them to park on this property.

The Board asked if the existing parking lot was ever flooded. Mr. Sauder stated yes, the water was high enough that the cars needed to be moved.

Mr. Beyer moved to approve the request for a variance of Section 2512.3.C.3. to waive the required interior parking lot island tree plantings due to flooding concern/ complications within the floodplain; a variance of Section 2403.4.B.3.a. to permit disturbance within the riparian buffer. Mr. Strausser seconded the motion. The motion was denied because of a tie 2-2 vote with Mr. Stephens and Ms. Macedonia dissenting.

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Proceedings adjourned at 7:07 PM.

There will be no January 4, 2021 Zoning Hearing Board meeting because no applications were received at the Manheim Township Municipal office by the December 4, 2020 deadline.

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