

Manheim Township Zoning Hearing Board Minutes
Monday, February 1, 2021
6:30 P.M.

Attendance:

David Wood (zoom computer conference)	Present
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 on zoom computer conference at their homes.

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.

Solicitor Neil Albert opened and chaired the yearly re-organization meeting. Mr. Strausser nominated David Wood as Zoning Hearing Board Chairman; Ms. Macedonia seconded the motion. The motion was approved 5-0. Mr. Strausser nominated James Stephen as Vice Chairman of the Zoning Hearing Board. Mr. Beyer seconded the motion. The motion was approved 5-0. Mr. Albert closed the re-organization meeting.

David Wood 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

PLZHB21002

John Sauder, Jose Diez, 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 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.

Mr. Venarchick reviewed the variance to place the parking lot in the riparian buffer and reviewed the variance criteria.

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There was a discussion of the project regarding stormwater issues, clean water, and regarding this project has less impervious.

Mr. Diez of the Watershed Alliance stated that he is against this project because the riparian buffer would be damaged by development and development should be reduced in or removed from the riparian buffer. Must protect the Little Conestoga Creek. Mr. Diez stated this project should be denied.

Mr. Venarchick stated that this project will improve the existing conditions and improve the water quality going to the Conestoga Creek.

Mr. Strausser moved to approve the request for a variance of Section 2403.4.B.3.a. to permit demolition of a portion of the existing building and construction of a parking lot within the Riparian Buffer. Mr. Strausser comments “asks the Mennonite Home to continue to explore the possibilities of what they can do that might be outside the required ordinances to improve the hydrologic condition both on their peace of ground between them and the Little Conestoga Creek in Manheim Township as well as the remaining portion in East Hempfield Township.” Mr. Beyer seconded the motion. The motion was approved 3-2 vote with Mr. Stephens and Ms. Macedonia dissenting.

Lester Heiser
2370 Lititz Pike, R-2 Zoning District.

PLZHB21003

Lester Heiser and Henri Rich were sworn in for testimony.

Mr. Heiser explained the history of the project, that he received approval of this project to build a garage addition 5 feet from the side property line from the Manheim Township Zoning Hearing Board in 2018, applied for a permit in July 2019, had health conditions, and completed a stormwater management plan for the addition. Want to place the camper in the proposed garage. Mr. Heiser stated that this is the same project as last Zoning Hearing Board approval.

There was discussion why the garage must be so big. Mr. Heiser stated he needs room to back the camper trailer into the garage. The stormwater management plan site plan was reviewed and discussed.

Neighbor Mr. Rich stated that he could not attend the last Zoning Hearing Board meeting when this was approved. Mr. Rich stated that he is okay with the garage construction but does not want the garage addition 5 feet from his property line that he shares with Mr. Heiser. Mr. Rich stated that this does not comply with the zoning ordinance. Mr. Rich stated that he would like the addition to be setback even with the house.

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There were discussions regarding different locations to place the garage on the property. Mr. Heiser did not agree with other suggested locations on the property for the garage because Mr. Heiser stated that he would have trouble backing the camper trailer into the garage.

Mr. Wood suggested to Mr. Heiser to continue this hearing to next month to have drawings created showing the building size and esthetics to review, and to discuss the garage addition with Mr. Rich.

Mr. Heiser agreed to continue this hearing to Monday, March 1, 2021.

Mr. Strausser move to continue this hearing to the next regularly scheduled meeting of Monday March 1, 2021. Mr. Stephens seconded the motion. The motion was approved 5-0.

Proceedings adjourned at 8:22 PM.

The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, March 1, 2021 at 6:30 PM on zoom.

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